

# COMMITTEE REPORT

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## APPLICATION DETAILS

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<b>APPLICATION NO:</b>	<b>DM/20/03406/FPA</b>
<b>FULL APPLICATION DESCRIPTION:</b>	<b>Replace conservatory with single storey extension, replace pitched roofs of rear extensions with flat roof, replace windows, apply render to ground floor front elevation, install electric gate to side, increase height of side boundary wall, replace felt hanging tiles with cladding between windows to front elevation and install security shutter (Part Retrospective) (amended description)</b>
<b>NAME OF APPLICANT:</b>	<b>Miss Allison Cochrane Cochranes Funeral Directors Hillrise House</b>
<b>ADDRESS:</b>	<b>13 Durham Road West Bowburn Durham DH6 5AU</b>
<b>ELECTORAL DIVISION:</b>	<b>Coxhoe</b>
<b>CASE OFFICER:</b>	<b>Michelle Hurton <a href="mailto:michelle.hurton@durham.gov.uk">michelle.hurton@durham.gov.uk</a> 03000 261398</b>

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## DESCRIPTION OF THE SITE AND PROPOSALS

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### The Site

1. The application site is an end terraced property on Durham Road West which faces onto the South Western part of the Bowburn Conservation Area, and is located within the town of Bowburn. The area is predominantly a residential area with various commercial premises within close proximity to the site. To the rear of the property there are two yard areas, one is fully enclosed and can only be accessed from inside the premises, the other can be accessed from the side lane adjacent the gable elevation of the site.
2. The application site has had a previous permission to change the use of the building from a guesthouse into a funeral parlour which is a satellite site with the Shotton site remaining to be the main site. This use has now commenced and is fully operational.
3. A further application has recently been approved to install signage to the front and side of the building. The sign on the side elevation of the building is a direct replacement of the previous wall mounted sign and is of similar dimensions and style, but in a less pronounced colour scheme. The projecting sign to the front elevation above the main entrance doorway to the left-hand-side again is a replacement sign of similar size and matching the appearance of the wall mounted sign.

4. The signage is a direct replica in terms of size and shape of the previous signage at the Guest House, however, it is considered that the signage is more sympathetic with a more in keeping colour scheme.

## **The Proposals**

5. Planning consent is sought to carry out some external changes to the building. The works include replacing the existing rear conservatory with a single storey extension, replace the pitched roofs of the rear single storey extensions which currently differ in style and height with a flat roof, replace the windows, install an electric gate to the side in place of the existing double timber gates, increase the height of the side boundary wall, apply render to the ground floor part of the front elevation, replace the felt hanging tiles with cladding between the windows within the front elevation and install security shutters. The proposals are part retrospective, the works already carried out include the replacement windows, application of render to the ground floor part of the front elevation, and replacing the hanging felt tiles with cladding between the ground and first floor windows on the front elevation.
6. The application is brought before members due to the applicant being a family member of County Cllr Cochrane and objections having been received relating to the external works.

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## **PLANNING HISTORY**

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4/75/742 – Change use of shop from shop to residential accommodation and alterations to windows – Approved 09<sup>th</sup> October 1975

4/84/239 – Change of use of dwelling to part B&B establishment part residential – Approved 28<sup>th</sup> June 1984

4/92/130 – Two storey pitched roof extension to rear of guesthouse to provide two lettable bedrooms and shower room – Refused 01<sup>st</sup> June 1992

4/92/804 – Single storey pitched roof extension to rear – Approved 25<sup>th</sup> January 1993

4/93/634 – Erection of conservatory to rear – Approved 22<sup>nd</sup> October 1993

4/01/00335/COL Application for a Certificate of Lawful Use for the mixed use of the property as a private residence and five bedroom Bed and Breakfast use Approved 5<sup>th</sup> June 2001

DM/20/00740/FPA Change of Use from Guest House (C1) to Funeral Directors (A1) Approved 30<sup>th</sup> June 2020

DM/20/03407/AD Erection and display of 1no illuminated fascia sign and 1no illuminated hanging sign (Part Retrospective) Approved 3<sup>rd</sup> February 2021

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## **PLANNING POLICY**

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### **NATIONAL POLICY:**

*National Planning Policy Framework*

7. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:

8. NPPF Part 2 Achieving Sustainable Development - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives - economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.
9. NPPF Part 4 Decision-Making - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
10. NPPF Part 12 Achieving Well-Designed Places - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
11. NPPF Part 16 Conserving and Enhancing the Historic Environment - Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <https://www.gov.uk/guidance/national-planning-policy-framework>*

#### **NATIONAL PLANNING PRACTICE GUIDANCE:**

12. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to; conserving and enhancing the historic environment; design; and use of planning conditions.

<https://www.gov.uk/government/collections/planning-practice-guidance>

#### **LOCAL PLAN POLICY:**

##### County Durham Plan

13. The following policies of the County Durham Plan is considered relevant to the determination of this planning application:
14. Policy 6 (Development on Unallocated Sites) states the development on sites not allocated in the Plan or Neighbourhood Plan, but which are either within the built-up area or outside the built up area but well related to a settlement will be permitted provided it: is compatible with use on adjacent land; does not result in coalescence with neighbouring settlements; does not result in loss of land of recreational, ecological, or heritage value; is appropriate in scale, design etc to character of the settlement; it is not prejudicial to highway safety; provides access to sustainable modes of transport; retains the settlement's valued facilities; considers climate change implications; makes use of previously developed land and reflects priorities for urban regeneration.

15. Policy 29 (Sustainable Design) requires all development proposals to achieve well designed buildings and places having regard to SPD advice and sets out 18 elements for development to be considered acceptable, including: making positive contribution to areas character, identity etc.; adaptable buildings; minimising greenhouse gas emissions and use of non-renewable resources; providing high standards of amenity and privacy; contributing to healthy neighbourhoods; and suitable landscape proposals. Provision for all new residential development to comply with Nationally Described Space Standards, subject to transition period.
16. Policy 31 (Amenity and Pollution) sets out that development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and that they can be integrated effectively with any existing business and community facilities. Development will not be permitted where an unacceptable impact such as overlooking, visual intrusion, loss of light, noise or privacy, inappropriate odours, vibration and other sources of pollution which cannot be suitably mitigated against, as well as where light pollution is not suitably minimised. Permission will not be granted for sensitive land uses near to potentially polluting development. Similarly, potentially polluting development will not be permitted near sensitive uses unless the effects can be mitigated.
17. Policy 35 (Water Management) requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development and taking into account the predicted impacts of climate change for the lifetime of the proposal. All new development must ensure there is no net increase in surface water runoff for the lifetime of the development.
18. Policy 44 (Historic Environment) seeks to ensure that developments should contribute positively to the built and historic environment and seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets. The policy advises on when harm or total loss of the significance of heritage assets can be accepted and the circumstances/levels of public benefit which must apply in those instances.

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <https://www.durham.gov.uk/media/34069/County-Durham-Plan-adopted-2020-/pdf/CountyDurhamPlanAdopted2020vDec2020.pdf?m=637424969331400000>*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

19. Parish Council – Raised concerns that the works are not being treated as retrospective and whilst the works have been carried out to a high standard the Parish did not consider the works to be in keeping with the conservation area on the opposite side of the road.
20. Highways Development Management – No objections

## **INTERNAL CONSULTEE RESPONSES:**

21. Design and Conservation – No objection

## **PUBLIC RESPONSES:**

22. The application was advertised by means of a site notice, press notice and notification letters to 24 neighbouring properties within the area. 1 letter of representation and 4 letters of objection have been received. The letters of objection are in relation to:
- Objectors not being notified of the previous application being approved resulting in lack of confidence in the transparency and equity of the planning process
  - Previous concerns not been addressed including highway congestion risks within the side lane, the use of the building as function rooms for up to 35 people, operation of a mortuary and preparation room, how will odours and waste be handled, are the chapels to be used as chapels or function rooms with catering
  - Applicants intends no trade waste, does this mean the preparation of the deceased will not be taking place in the preparation space or there will be no food waste created from functions?
  - The proposed roof plan shows an access to the rear yard which is missed from the elevations, will this be used as access only of as a congregating space which may generate noise?
  - Insufficient information submitted with the application
  - The neighbour notification letters not stating the application to be part retrospective but website does.
  - Unclear which parts are retrospective, two separate applications would have indicated this
  - Originally objected on the previous application relating to parking, since approval parking has been poor.
  - Concerned with changing the pitched roofs to a flat roof
  - None of the development should overhang the highway and it appears one of the roofs fall to the highway

## **APPLICANTS STATEMENT:**

23. When we first purchased the property we only ever intended to carry out internal work to the building, however it soon became apparent that we needed to do much more work to the property than we ever originally anticipated.
24. Once we removed the plaster from the walls it unearthed a lot of structural problems, we contacted D.L.C. Structural Solutions who surveyed and carried out repairs to brickwork. It became apparent that the problem was caused by a badly corroded steel beam which was part of the old shop front and it had pushed the corner brickwork out and caused excessive cracks in the wall which needed immediate repair. (photographs are available)
25. Brickwork had to be removed from the front to expose the beam so we could cut and remove the corroded parts and the rest was cleaned and treated/painted then the brickwork was reinstated. Obviously this did not match the existing old brickwork so we had to render the exterior front lower half of the building, which we did in keeping with the exterior of Janet Maitland Hair Excellence on the opposite corner.
26. The windows were badly fitted and insecure so all windows had to be replaced which also included the roofs on the bay windows. (photographs are available)

27. All ensuite bathrooms and old pipework had to be removed, so all beams had to be repaired as they were notched out and showed weakness, (photographs are available) these were all plated and steel bar straps fitted.
28. The roof on the existing outbuildings and conservatory is in poor condition with badly water damaged beams, due to the valley between kitchen and conservatory leaking for many years. This will require a total strip down and complete new timber and covering fitted, which would be a flat roof making its appearance much better on the eye.
29. Car parking is no longer a problem as building work to front of property is complete. Any notices that were put on vehicles or displayed in our windows, was done as a duty of care to make vehicle owners aware that building work and material deliveries were taking place and we did not want any vehicles to be damaged. Please note that vehicles from residents on the adjacent street regularly park outside Hillrise House, also cars belonging to commuters are known to park from Monday to Friday. It appears they leave their cars and all travel in one to their place of work, this was also the case when it was a Guest House as I guess it provided them with a more secure parking facility.
30. We can assure you that every aspect of our business is carried out with care, dignity and respect. Since opening we have received so much support from Bowburn and surrounding villages and we look forward to meeting everyone in an open day event when it is safe to do so and restrictions allow.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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31. As identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004 the key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
32. The main considerations in regard to this application are the principle of the development, impact upon visual amenity and setting of the conservation area, impact upon residential amenity and impact upon highway safety.

### **Principle of development**

33. The main theme of the NPPF is a presumption in favour of sustainable development. Part 1 the NPPF notes that planning should operate to encourage and not act as an impediment to sustainable growth.
34. Policy 6 of the CDP states that development on sites which are not allocated in the Plan or Neighbourhood Plan, but which are either within the built-up area or outside the built-up area but well related to a settlement will be permitted provided it does not result in the loss of heritage value; is appropriate in scale, design and character and is not prejudicial to highway safety. In turn, Policy 29 of the CDP provides support in principle to alter or extend properties and requires all development proposals to achieve well designed buildings and places which make a positive contribution to an areas character and identity, provide high standards of amenity and privacy; and contribute to healthy neighbourhoods.

35. The application site is located within the town of Bowburn and is an end terraced property located within a predominantly residential area with various commercial properties in close vicinity of the site. The site is located on the A177 a busy highway which leads to Durham City and has bus stops in close proximity with regular public transport.
36. The proposal is considered acceptable in principle, being for external works to a commercial property. It is considered that the proposed development is in line with both National and Local policies, subject to the consideration of the detailed issues below.

### **Impact upon visual amenity and setting of the conservation area**

37. In respect of the design of the development, the proposed development is considered to be of a scale and design that would be appropriate to the host property and the character of the area.
38. Concerns have been raised regarding the pitched roofs of the single storey extensions being replaced with flat roofs. Comments have also been made that those extensions were probably requested to have pitched roofs from the planning officer dealing with the application and therefore should remain. It is acknowledged that officers do request pitch roofs on extensions where appropriate, however, the Councils Residential Amenity Standards SPD states that the design of an extension should be sympathetic to and in keeping with the host property but also the character and appearance of its surroundings. It goes on to say that the roof design is an important feature which should normally match that of the existing property and mixing roof designs should be avoided as it can create unbalanced designs. Therefore, while pitched roofs are usually encouraged, this is not to say flat roofs are unacceptable. The roofs at present appear as a mixed and unbalanced design given the differing styles and roof heights, it is therefore considered that by removing the pitched roofs and replacing with a flat roof that this would appear more in keeping with the host dwelling and wider streetscene than the current design and when viewed from the side would line through smoothly with the electric gate and slight increase in wall height.
39. In turn, the Design and Conservation officer has raised no objection to the proposed demolition of the conservatory to the rear of the building and replacement with a single storey extension as it would maintain the scale, dominance and legibility of the original building, with the modified boundary wall height lining through, and that due to the works being to the rear of the site, the work would be shielded in views from the main street along Durham Road West by the existing built development. The Design and Conservation officer acknowledges that it would result in the loss of the existing mono pitched roofed elements that is often discouraged. However, one element to the rear of the Victorian terraced property is modern built from a modern engineering brick work that contrasts poorly and its general aesthetic quality is low. The other element, that appears to be of an older construction, has been altered in modern times, evidenced by the physical fabric, and together the built amalgamation with roofs running in different directions appears contrived and is not an attractive feature within the back lane environment. The existing low quality conservatory extension introduces a further different roof-form into the mixture.
40. The proposed works to the rear would rationalise the roofs and align the visible boundaries to consolidate the existing line and height variants. This would present a general "tidying up" and ordering of the built arrangement that could be seen as beneficial. Providing a series of sufficiently steep, well integrated roofs, to cover the ground floors of different footprints and shapes, would be problematic and would raise the impact. It must also be taken into account that there is a wide variety of built forms surrounding the site to the rear, including some flat roofed structures.

41. Given the above factors, combined with the site not being statutorily protected (i.e. not listed, not within a conservation area), that the limited significance it possesses relates primarily to its frontage and form as part of the Victorian terrace, on balance it would be difficult to sustain an objection to the overall scheme based on the proposed roof aspects alone.
42. With regards to the front elevation, the Design and Conservation officer considers that the works which have already been undertaken to the property's frontage have caused some degree of harm by applying the grey coloured render to cover the ground floor red brick work, giving a non-traditional finish and a mismatched appearance to the elevation, and considers that render is out of keeping within the turn of the 20th century terrace that is dominated by traditional deep red brickwork. However, the Design and Conservation officer goes on to say that as the property is not listed and is not within the Bowburn Conservation Area, that the works have not harmed the setting of the conservation area and therefore, despite being looked upon unfavourably, there are no heritage grounds on which to sustain an objection.
43. The grey coloured render was applied to the front elevation of the host dwelling at ground floor level due to the different coloured bricks. It is acknowledged that the property is located within an area which are constructed predominantly from a red brick, however, the property across from the side road to the south of the site has a similar arrangement with a grey coloured render applied to the front and the side elevations of the ground floor level. Further south of the site, on the same side of the street, opposite the Co-op supermarket there are two two-storey cream rendered properties, a single storey pebble dash rendered building and the gable end of number 7 Durham Road West is also rendered in a cream finish. In turn, there is a property located directly opposite the site and the end terraced property of Durham Road, opposite the Coop supermarket which are within the Bowburn Conservation Area which have cream finished pebble dash render.
44. With this in mind officers therefore considered that whilst the introduction of render in this location would create some limited harm to the Victorian host property, it is not considered to be harmful to the setting of the Conservation Area. The Conservation Area's special interest derives from the early C20 colliery housings grid-iron street formation, rhythm of the terraces, and surviving uniformity. The newly rendered frontage to the building does not detract from or harm the visual experience, appreciation or understanding of the Conservation Area's heritage values meaning the heritage assets would be conserved.
45. Despite the use of the render, the completed frontage as a whole is considered to be an improvement compared to the former appearance of the building as the render has been used to cover the infill brickwork from the previous shopfront and to mark the building as a commercial property different from the residential properties in the terrace, the grey windows are considered to be of a far better quality than the previous units, the poor quality imitation felt "fish-scale" cladding between the bays has been replaced with better quality horizontal cladding, and the side elevation and upper brickwork re-pointed.
46. The render is viewed in the context of the Conservation Area along with the other rendered properties along Durham Road West. It is therefore considered that the proposals are acceptable and in accord with the relevant Policy and SPD in this respect.

## **Impact upon Highway Safety**

47. An objection has been raised regarding the previous comments regarding highway congestion risks within the side lane not being taken into consideration during the previous planning application for the change of use of the building. The Highways Development Management team have been consulted on this application and the parking provision for the site was considered previously on planning application DM/20/00740/FPA therefore, no objections have been raised from a highways safety point of view given the scope of the works proposed for the current application relating to amendments to the external appearance of the building and not to its use, which has already been approved.
48. Accordingly, it is considered the proposed works are acceptable and would not have any adverse impacts upon highway safety. As such, it is considered the proposal is an acceptable form of development.

## **Impact upon residential amenity**

49. Policy 31 of the CDP states that development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and that they can be integrated effectively with any existing business and community facilities. Development will not be permitted where an unacceptable impact such as through overlooking, visual intrusion, visual dominance, loss of light, privacy, odours, noise, vibration and other sources of pollution cannot be suitably mitigated against.
50. An objection letter has been received regarding the drawings not tallying with each other. The proposed ground floor plan includes an access gate within the rear wall but is not shown on other drawings, and querying whether this would be used as an access for staff or whether the yard area would be used by the funeral party to congregate in, which would generate noise. The drawings have since been amended to remove the access gate from the proposed floor plan drawing. With regards to the potential of a funeral party congregating within the rear yard area, this would fall within the use of the building which has already been approved and commenced and does not fall within the scope of this planning application.
51. The proposed alterations to the rear of the property will reduce the overall height of the rear extensions from a height of 2.5m closest to the property and 2.8m nearest to the rear lane to a height of 2.3m nearest to the house and 2.6m nearest to the rear lane, therefore allowing more light into the rear yard area of the adjoining property and reducing overshadowing which may currently exist, and as such it is not considered that the proposed works would impact upon the amenities of neighbouring properties or significantly harm the living conditions of nearby residents in accordance with Policy 31 of the CDP.

## **Other issues**

52. Objections have been received relating to the objectors not being notified of the previous application being approved which has resulted in their lack of confidence in the transparency and equity of the planning process. The process of notifying neighbours of a decision being determined changed a number of years ago in 2015. The neighbour notification letter was updated to say 'Your correspondence will not be acknowledged but you can track the application's progress, including the decision by clicking the public access link included within the letter'. Notification letters advising on the outcome of an application are no longer sent out to neighbours and contributors, and it is their responsibility to keep a check on this, in accordance with current procedures.

53. Other matters related to the previous concerns raised during the course of the previous planning application not being addressed including the use of the building as function rooms for up to 35 people, operation of a mortuary and preparation room, how odours and waste will be handled, whether the chapels are to be used as chapels or function rooms with catering, the applicants intending no trade waste, does this mean the preparation of the deceased will not be taking place in the preparation space or there will be no food waste created from functions? and that they originally objected on the previous application relating to parking, and since the approval parking has been poor.
54. All of these concerns were raised and assessed during the course of the previous planning application under reference number DM/20/00740/FPA for the change of use of the site from a guest house into a funeral parlour. These concerns are not relevant to consideration of the proposed works subject of this application and cannot be taken into consideration as this application is for external changes to the building only.
55. Other concerns raised were in relation to the neighbour notification letters not stating that the application was being dealt with as part retrospective but when the website was viewed it did and that it was unclear which parts of the development are retrospective and which parts are not. It was suggested that two separate applications could have been submitted one for the retrospective works and one for the proposed development which have not been carried out.
56. The description of the proposal was amended after the neighbour notification letters were sent out to clearly indicate that part of the works were indeed retrospective. Planning applications can be for developments which are part retrospective. It is not reasonable to expect applicants to incur additional application costs when all of the works can be dealt with under one application. In the case of any doubt, the case officer can be contacted to provide clarification.
57. Comments were received relating to the proposed flat roof above the single storey rear extension, and in particular the fall of the flat roof being towards the public highway, noting that none of the proposed development should overhang the boundary of the site and given the proposed fall of the roof, the objector pointed out that any rainwater goods would need to overhang the highway. Amended plans have been submitted to show the fall of the roof altered which now leans in towards the yard area, with the rainwater goods also being relocated into the yard which is welcomed.

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## **CONCLUSION**

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58. It is considered that after taking into consideration all material considerations including representations received, that the external changes proposed would not have an adverse impact upon the host building or the setting of Bowburn Conservation Area, the current levels of residential and visual amenity enjoyed at the site, nor would it have a detrimental impact upon highway safety.
59. Taking all relevant planning matters into account it is considered that the proposed development is acceptable given that it accords with both national and local plan policy.

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## **RECOMMENDATION**

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That the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the approved plans listed in Part 3 - Approved Plans.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy(ies) 6, 29, 31, 35 and 44 of the County Durham Plan and Parts 12 and 16 of the National Planning Policy Framework.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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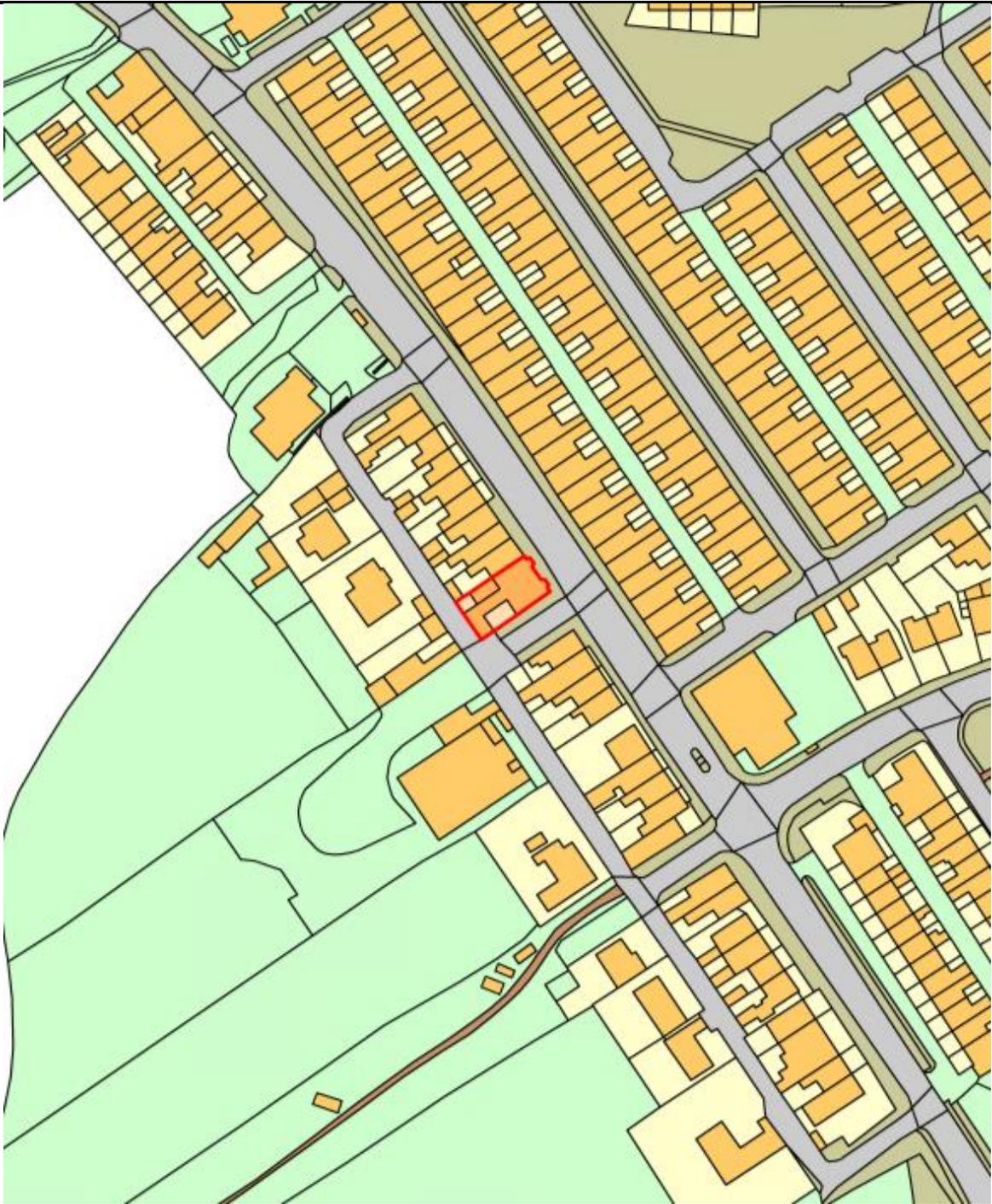
In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF.

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## **BACKGROUND PAPERS**

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- Submitted Application Forms and Plans
- City of Durham Local Plan
- Planning Practice Guidance
- National Planning Policy Framework
- Consultation Responses
- Objection Letters



**Planning Services**

**Replace conservatory with single storey extension, replace pitched roofs of rear extensions with flat roof, replace windows, apply render to ground floor front elevation, install electric gate to side, increase height of side boundary wall, replace felt hanging tiles with cladding between windows to front elevation and install security shutter (Part Retrospective) (amended description) at Cochranes Funeral Directors, Hillrise House, 13 Durham Road West, Bowburn, Durham, DH6 5AU**

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**Comments**

**Date. 09 March 2021**

**Scale 1:1250**