

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/22/00042/FPA
FULL APPLICATION DESCRIPTION:	Construction of roof balcony and installation of first floor balcony and French doors to rear (revised scheme)
NAME OF APPLICANT:	Mr Barry Grimes
ADDRESS:	48 Highgate Durham DH1 4GA
ELECTORAL DIVISION:	Elvet and Gilesgate
CASE OFFICER:	Michelle Penman Planning Officer Michelle.penman@durham.gov.uk 03000 263963

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site relates to a mid-terrace residential town house, located within the relatively recent, high-quality, modern development of Highgate, which is of traditional styling and modelled on Durham vernacular examples. The site is located within Durham City Conservation Area (CA) and contributes to the inner townscape setting of Durham Cathedral and Castle World Heritage Site (WHS).
2. The existing dwelling is a three-storey property finished in brick with a slate roof and includes white sash windows with stone cills to the front and rear. The property is situated in an elevated, visually prominent, position presenting a principal elevation to Framewellgate Peth.

The Proposal

3. Planning permission is sought for the construction of a roof terrace and installation of a first-floor balcony and French doors to the rear. The current application is a resubmission of planning application DM/21/01877/FPA which was withdrawn in August 2021 due to concerns raised by the LPA in relation to the impact of the proposal upon the Conservation Area and World Heritage Site.
4. During the current application process the scheme has been amended and the bay window element omitted from this application. This element has been submitted under a new separate planning application. The proposed roof terrace has also been re-located to the rear roof slope. The rear first floor balcony remains unchanged.

5. The application was initially referred to Planning Committee at the request of Cllr R Ormerod on the grounds that other houses in the area have bay windows, the proposed rear balcony does not impact on any other houses' views of the WHS, the roof balcony is similar to the roof terrace in the building opposite and at Riverwalk, and it is not visible from the road.
6. Previously, the Committee deferred determination of the application to provide a period for further dialogue between the applicant and the Local Planning Authority (LPA), with the aim being to explore the possibility of amending the proposal to address the LPAs concerns in relation to the impact of the proposal upon Durham City Centre Conservation Area and the UNESCO World Heritage Site at Durham Castle and Cathedral. The application is therefore presented back to the committee following amendment. That amendment specifically relating to the omission of the bay window and the re-location and resizing, of the proposed roof terrace to the rear roof slope.

PLANNING HISTORY

7. DM/21/01877/FPA - Construction of 2 no. balconies including a roof balcony, installation of box window and loft conversion. Withdrawn 27.08.2021.
8. 4/12/00038/FPA - Satellite dish low to front east facing elevation. Approved 07.03.2012.

PLANNING POLICY

NATIONAL POLICY

National Planning Policy Framework

9. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
10. 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.
11. 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.
12. NPPF Part 15 Conserving and Enhancing the Natural Environment - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.
13. 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.

<https://www.gov.uk/guidance/national-planning-policy-framework>

NATIONAL PLANNING PRACTICE GUIDANCE:

14. 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; historic environment; design process and tools; determining a planning application; natural environment; neighbourhood planning; noise; and use of planning conditions.

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

LOCAL PLAN POLICY:

The County Durham Plan

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
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 inappropriate odours, noise, vibration and other sources of pollution 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 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.
18. Policy 45 (Durham Castle and Cathedral World Heritage Site) seeks to ensure that developments within the world heritage site sustain and enhance the significance of the designated asset, are based on an understanding of, and will protect and enhance the outstanding universal values (OUVs) of the site in relation to the immediate and wider setting and important views into, and out of the site. Any harm to the OUVs will not be permitted other than in wholly exceptional circumstances.

Neighbourhood Plan

19. The following policies of the Durham City Neighbourhood Plan are considered relevant to the determination of this application.
20. Policy S1 (Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions) seeks to sets out the economic, social and environmental criteria that development proposals will be required to meet.
21. Policy D4 (Building Housing to the Highest Standards) seeks to ensure that all new housing, extensions and other alterations to existing housing must be of a high-quality design relating to the character and appearance of the local area, aesthetic qualities, external and internal form and layout, functionality, adaptability, resilience and the improvement of energy efficiency and the reduction of carbon dioxide emissions.
22. Policy H1 (Protection and Enhancement of the World Heritage Site) requires development within the Durham Cathedral and Castle World Heritage Site to sustain, conserve and enhance its outstanding universal value and support the current adopted management plan. Development within the WHS must take account of the historical and present uses of the site, propose high quality design, use appropriate materials and seek balance in respect of scale, density, massing, form, layout, landscaping and open spaces.
23. Policy H2 (The Conservation Areas) expects development within the City Centre Conservation Area to sustain and enhance its special interest and significance identified within the conservation area character appraisal taking account of sustaining and enhancing the historic and architectural qualities of buildings, continuous street frontages, patterns, boundary treatments, floorscape and roofscapes, avoiding loss or harm of an element that makes a positive contribution to its individual significance and surrounding area, using appropriate scale, density, massing, form, layout and materials, using high quality design sympathetic to the character and context, its significance and distinctiveness.

<https://www.durham.gov.uk/media/34069/County-Durham-Plan-adopted-2020-/pdf/CountyDurhamPlanAdopted2020vDec2020.pdf?m=637424969331400000>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

24. Durham City Parish Council have not responded.

INTERNAL CONSULTEE RESPONSES:

25. Design and Conservation – The proposal would be contrary to NPPF Section 16, Policy 44 of the County Durham Local Plan and Policy H2 of the Neighbourhood Plan.

PUBLIC RESPONSES:

26. The application has been advertised by means of site notice and by notifying neighbouring residents by letter. Neighbours have also been re-consulted on the current amended proposals and again no responses have been received.

27. A representation was initially received from the City of Durham Trust who objected to the application on the grounds that the roof terrace and bay window would have a negative impact on the Framwellgate Peth frontage. Their concerns raised were summarised as follows:
- The proposed roof terrace would be prominent and does not fit with the building or conform to a traditional styling.
 - The roof terrace would strip out a large section of traditional-style roof thereby affecting the otherwise positive contribution the Highgate roofscape makes to the Conservation Area.
 - Although the bay window follows the pertaining style it does not follow the local design code.
 - Together the bay and terrace will create a negative impact on the house frontage and thus will have a negative impact on the Conservation Area.
 - The Highgate development otherwise makes a positive contribution to the inner setting of the World Heritage Site (WHS).
 - The proposals are considered to fail against Policies 44 and 45 of the CDP and DCNP Policies D4, H1, H2 and S1.
 - The Trust sees no issues with the rear window and balcony alterations that work well in a 'mews' setting.
28. The City of Durham Trust were re-consulted on the amended proposals; however, no further comments were received.

The above is not intended to list every point made and represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

APPLICANT'S STATEMENT:

29. The proposed alteration are submitted following members and officers comments at the planning meeting on the 12th July 2022. At the meeting members requested that we meet with the officers to achieve a mutually agreed proposal. We embraced this opportunity for discussions to allow us to work through the various issues. Although, we offered various options and proposals the officers were unable to offer any suggestions or solutions. They agreed within the meeting that the first floor balcony, could meet requirements and could be supported. However, the written report is to the contrary. We have submitted revised plans for the balcony off the first floor and the attic conversion to a family bedroom with an integral balcony.

Many concerns were raised regarding our previous application by members, relating to the attic conversion, and the impact on the WHS. Members made various suggestions for alternative balconies. However, your officers were directly opposed to these. After careful consideration of these comments, we decided to redesign our proposal to put the balcony to the rear of the property. Although this reduces the size of the room, it also removes the impact on the WHS. We acknowledge this is still within the conservation area; however, there are numerous example across the CA of properties with first floor and roof balconies. The conversion of the attic space with the balcony is to provide a family home with sufficient bedrooms in line with current guidance. The home is currently 3 bedrooms and was converted to a family home from a HMO. The balcony in the roof space will not be visible from the road, of the WHS, train station or any other vantage points within the city, and has been specifically designed with consideration for and without invasion on neighbouring properties.

The balcony to the rear of the property considers the privacy of neighbours and is reflected in the receipt of no comments from neighbours This balcony is in keeping

with balconies across the city and reflect their design and impact. The railings have been redesigned in line with officer's recommendations to include the same style as ironwork throughout the estate.

Durham City Trust previously comment that the balcony to the rear of the property will enhance the mews style of the houses and enhance the street appearance. Throughout the last 8 years we have lived within a circle of development from the park to Riverside Walk development, the conversion of the County Hospital, Milburngate demolition and the subsequent construction and most recently the bus station living with all the associated dust, noise etc. During this time, we have through actions of officers within the county council had our car parking permits removed; this has resulted in having to park on the drive. This drive even though it is at a substantial angle provided some outside sitting space. These actions have eradicated this sitting space, resulting in a total lack of outside space. All government guidance issued highlights the importance of outside space and access to fresh air, and the associated impact on everyone's mental health. All we are hoping for is a balcony to allow us to have this outside space to enjoy fresh air and support our mental health. All the alterations are designed to provide a family home whilst enhancing the property considering street appearance, locality and impact on the World Heritage Site and Conservation Area.

PLANNING CONSIDERATIONS AND ASSESSMENT

30. 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. In assessing the proposals against the requirements of the relevant planning guidance and development plan policies and having regard to all material planning considerations it is considered that the main planning issues in this instance relate to the impact on the character and setting of the Durham City Conservation Area (CA) and World Heritage Site (WHS), and residential amenity.
31. The NPPF is a material planning consideration in this regard and advises at Paragraph 213 that the weight to be afforded to existing Local Plans depends upon the degree of consistency with the NPPF. Paragraph 11 requires development which accords with an up-to-date Local Plan to be granted planning permission without delay.
32. The County Durham Plan (CDP) was adopted in October 2020 and as such represents the up-to-date local plan for the area along with the Durham City Neighbourhood Plan which is also now adopted, both are the starting point for the determination of this planning application. Consequently, the application is to be determined in accordance with relevant policies set out within the CDP and NP.

Impact on the conservation (CA) area and world heritage site (WHS)

33. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that in discharging their planning responsibilities an LPA must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
34. Policy 44 Historic Environment (Conservation Area) states development proposals should respect and reinforce the established positive characteristics of the area in terms of appropriate design including pattern, layout, density, features, form, materials, and detailing). Policy 45 (Durham Castle and Cathedral World Heritage Site)

seeks to ensure that developments within the setting of the world heritage site sustain and enhance the significance of the designated asset. Whereas Policy 29 (Sustainable Design) states all development proposals will be required to contribute positively to an areas character, identity, heritage significance and townscape, and that extensions and alterations to residential property should ensure the development is sympathetic to the existing building and the character and appearance of the area in terms of design, scale, layout, roof design and materials.

35. Policies H1 (Protection and Enhancement of the World Heritage Site) and H2 (The Conservation Areas) of the Durham City Neighbourhood Plan (DCNP) seeks to ensure that proposals within the setting of the Durham Cathedral and Castle World Heritage Site and Durham City Conservation area sustain, conserve, and enhance its Outstanding Universal Value and the significance of the Conservation Area respectively. In addition, Policy D4 (Building Housing to the Highest Standard) seeks to ensure that all new housing, extensions and other alterations to existing housing must be of a high-quality design.
36. The application property is located within the Highgate development and is described in the Durham City Conservation Area Character Appraisal (Character Area 2: Framwellgate) as a modern housing development designed in the late Georgian/Victorian townhouse pastiche style. It is a dense urban development of two to three storey tall townhouses/apartments and mews apartments where the buildings are grouped around courtyards and squares, with one central access point from Framwellgate Peth. The development occupies an elevated position above street level which enhances its visual prominence. There are strong building lines and continuous frontages within the development.
37. The City of Durham Trust raised objection to the original proposals citing that it would have an adverse impact upon the Durham City Centre Conservation Area and WHS. Following amendments to the scheme and a re-consultation process no further comments have been received.
38. The Council's Design and Conservation officer was consulted on both the original and amended proposals and confirmed that the wider development of Highgate is of a high-quality design as a pastiche of the Durham vernacular, its significance relating to its architectural and aesthetic values. The officer notes that it makes strong references to the historic streets within the city centre and the Georgian/Victorian properties they feature, with a good attention to detail. By default, it therefore makes a positive contribution to the townscape and conservation area that informs the inner townscape setting of Durham Cathedral and Castle World Heritage Site (WHS).
39. In terms of the proposed roof terrace, this was initially proposed to the front roof slope to which the Council's Conservation officer raised objection, advising that it would be an intrusive intervention that adversely modifies the original and most noticeable roof plane, and thus its form and traditional appearance. Following amendment to the scheme and the re-location of the roof terrace to the rear of the property, the Design and Conservation officer has since advised that this would no longer impact upon main streetscene views along Framwellgate Peth, Milburngate etc which are Highgate's greatest contributor to the character and appearance of the surrounding Durham City Conservation Area in the public domain. As a result, the intervisibility in public views down Framwellgate Peth towards Durham Cathedral and Castle World Heritage Site (WHS) has been removed. As such, these views would be sustained and conserved.
40. Nevertheless, despite the reduction in size and its re-positioning into the rear roof slope, the Design and Conservation Officer remains of the opinion that this element would result in harm to the Conservation Area, specifically as a result of it introducing

an inharmonious, contemporary cutting into a traditional roof that would be detrimental to the unaltered terraced roofscape of the Highgate development. Highgate contributes positively to Durham City CA because of its high-quality vernacular design, attention to detailing and character. The Design and Conservation officer does not concur with the conclusion contained within the revised heritage statement that there would be no adverse impact upon the CA, given views would still be possible from within part of the public internal circulation space. In this respect the terrace would represent an inharmonious feature in its surroundings that would have a localised adverse visual impact that would fail to accord with the requirements of policy 44 of the CDP, H2 of the City of Durham Neighbourhood Plan and Part 16 of the NPPF and Section 72 of the Listed Building Act.

41. Following a further site visit by the Design and Conservation officer, it was considered that due to its position within the rear roof slope, the terrace would not feature in any public views towards Durham WHS, at street level or from nearby elevated public vantage points above Highgate such as from Wharton Park, the Railway Station and Station Approach, and from the pedestrian footbridge over the A690 etc. This would be on account of the rear roof of the subject property being fully shielded from view by the tree coverage and the existing residential terraced blocks along the west and south boundaries of Highgate, Nos 26 to 35, and Nos 36 to 41 respectively. The proposal would not therefore have any adverse impact upon the WHS in accordance with policy 45 of the CDP or policy H1 of the CDNP in this regard.
42. Turning to the proposed rear balcony, this would be positioned at first floor level with French doors providing access. This element was previously subject to objection by the Design and Conservation officer who considered that it would appear as an incongruent addition that failed to respect the form and character of the host property and surrounding Conservation Area. Despite exploring ways of potentially improving the design of this element of the proposal, an acceptable solution could not be reached which reduced its mass/bulk and mitigated the visual impact given the requirement to include side privacy panels, without compromising privacy issues.
43. Whilst the revised heritage statement submitted in support of the proposal stated that the design was formulated with consideration for the locality and other features in the Conservation Area, the Design and Conservation officer, advises that projecting balconies are not integral features of the original vernacular design of Highgate, with none currently in existence. As such the proposal would be deemed to cause some localised harm by being visual discordance and out of character. Again, this element would be visible from part of the internal circulation space within the Highgate development. It would be considered that altering one of the existing window openings to form a doorway and providing a Juliet style of balcony may be more appropriate solution, although it is noted that this would not deliver any additional external amenity space at this level.
44. For the above reasons, the proposals would be considered to have a detrimental impact upon the high-quality architectural design of Highgate, the success of which was dependant heavily on the authenticity of form, proportion, balance, and authenticity of detail that has remained conserved across the development since it was constructed. It is also noted that permitted development rights were removed via the original planning permission, which emphasises the desire to conserve the architectural quality of Highgate in perpetuity.
45. Policy H2 of the Durham City neighbourhood plan is clear that it requires proposals to enhance the conservation area and provides a set of criteria to consider in this regard. For the reasons discussed above, it considered that the development would not accord with criteria 'a' or 'b' in that it fails to sustain or enhance the architectural qualities of

the host dwelling or the existing roofscape. In terms of criteria 'j' and 'k' it would not have detailing appropriate to the context and setting and nor would it use high quality design sympathetic to the character and context of the Highgate and the surrounding conservation area to which it contributes.

46. The revised Heritage Statement, whilst stating the proposed works will enhance the appearance of the dwelling, fails to include any evidence or explanation as to how this is achieved and includes no assessment of the impact within the CA where Highgate contributes positively, and the proposals are seen from the rear circulation space. It places the emphasis on the fact that the significance of the CA lies in the preserved medieval/historic layout, period housing, listed buildings and their group value and suggests that as the proposal is located remote from these assets its significance is not adversely affected. The statement also takes no account of the positive contribution made by various phases of later expansion and modern developments, including Highgate, within the wider city that add to the overall architectural diversity, aesthetic appeal, and character of the CA.
47. Taking the above into account, it is considered that the amended proposals would still fail to conserve or enhance the character, appearance, and significance of the conservation area. Therefore, the development would be contrary to Sections 12 and 16 of the NPPF, Policies 29 and 44 of the CDP, Policy H2 of the DCNP and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on residential amenity

48. Paragraph 126 of the NPPF advises that planning decisions should create places that have a high standard of amenity for existing and future users.
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. Proposals will also need to demonstrate that future occupiers of the development will have acceptable living conditions. In addition, criterion e) of Policy 29 states that all development proposals will be required to provide high standards of amenity and privacy and minimise the impact of development upon the occupants of existing adjacent and nearby properties.
50. Policy 29 requires that all development proposals will have regard to supplementary planning documents, which includes the council's Residential Amenity Standards Supplementary Planning Document (SPD) referred to in Paragraph 5.303 of the CDP. This sets down standards for alterations, extensions and distances between new dwellings.
51. The proposed roof terrace will be set into the rear roof slope and although would permit a degree of overlooking it would face the garage block to the west and there would be no direct overlooking of any habitable room windows. In addition, the properties beyond the garage block further to the west are sited on a higher ground level and the separation distance would be suitable. In terms of the rear balcony by reason of its scale and siting, together with the privacy screens proposed to either end of the balcony, it is not considered that the development would permit any views into the rear windows of the neighbouring properties. That being said, the balcony would potentially permit some additional overlooking into the rear external amenity space of the neighbouring dwelling but not to a degree which would warrant refusal.
52. In summary, it is not considered that the proposals would be unacceptably harmful in terms of the amenity of neighbouring occupants and mutual privacy is considered to

be suitably protected. The proposals are therefore considered to accord with policies 29 and 31 of the County Durham Plan and the SPD in this regard.

CONCLUSION

53. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.
54. In summary, despite the amendments to the scheme as originally proposed, the development would have an adverse impact upon the Durham City Centre Conservation Area and as such would fail to preserve or enhance the character, appearance, and significance of the CA. As such the development would be contrary to Section 72 of the Listed Building Act and Parts 12 and 16 of the NPPF, Policies 29 and 44 of the County Durham Plan.
55. In addition, it is considered that the development would fail to sustain, preserve and enhance the Durham City Centre Conservation Area contrary to Policy H2 of the Durham City Neighbourhood Plan.
56. In light of the above, the application is reported to the Committee with a recommendation to refuse the application.
57. Section 149 of the Equality Act 2010 requires public authorities when exercising their functions to have due regard to the need to i) the need to eliminate discrimination, harassment, victimisation and any other prohibited conduct, ii) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and iii) foster good relations between persons who share a relevant protected characteristic and persons who do not share that characteristic.
58. In this instance, officers have assessed all relevant factors and do not consider that there are any equality impacts identified.

RECOMMENDATION

That the application be **REFUSED for the following reasons:**

1. The development would fail to preserve or enhance the character, appearance, and significance of the Durham City Conservation Area. As such, the development would be contrary to Parts 12 and 16 of the National Planning Policy Framework, Policies 29 and 44 of the County Durham Plan and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development would fail to sustain, preserve and enhance the significance of the CA contrary to Policy H2 of the Durham City Neighbourhood Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application 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.

BACKGROUND PAPERS

Submitted application form, plans, supporting documents and subsequent information provided by the applicant.

Statutory, internal and public consultation responses

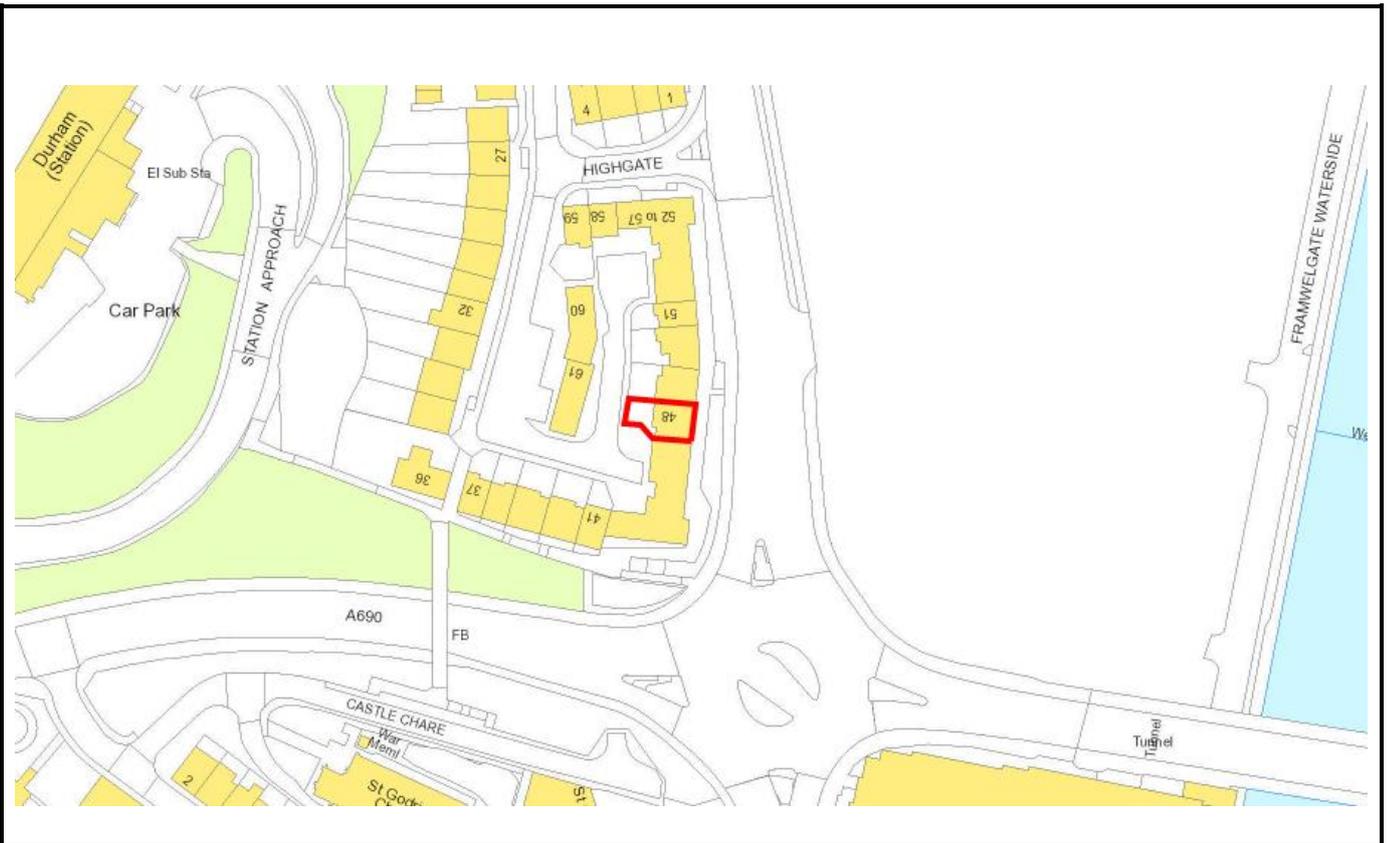
The National Planning Policy Framework (2021)

National Planning Practice Guidance Notes

County Durham Plan (2020)

Residential Amenity Standards SPD (2020)

Durham City Neighbourhood Plan (2021)



<p>Planning Services</p>	<p>48 Highgate Durham DH1 4GA</p>	
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	<p>Date July 2022</p>	<p>Scale NTS</p>