

# THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
22 April 2020

Dear Mr Spurgeon

The City of Durham Trust is concerned about the steady increase in the number of planning applications seeking to convert family dwellings to houses in multiple occupation. This is increasing the imbalance between the student population and the long-term resident population of Durham City. Instead we need to promote and preserve inclusive, mixed and balanced communities (NPPF, 8b).

Accordingly, Trustees wish to object to application **DM/20/00865/FPA** which proposes to change the use of 11 Cedar Drive from C3 to C4. Unfortunately this part of Durham City is not yet covered by the Interim Policy on Student Accommodation, despite being in an area of intense student residence and University facilities. Nonetheless, there are solid planning reasons to reject this application based on the saved policies of the City of Durham Local Plan. These are clearly set out in the comprehensive letter from the Parish Council and the Trust fully endorses those objections.

Further, it is very noticeable that although the *Neighbour Notification List* only includes 8 houses in Cedar Drive, a total of 22 local residential addresses sent well founded objections – and none sent letters of support. This is a clear indication that the proposed development will have a detrimental effect on the locality. The replacement of a family home with this poorly designed HMO should be rejected.

Yours sincerely

John Lowe  
Chair, The City of Durham Trust