

# THE CITY OF DURHAM TRUST

---

Phone (0191) 386 2595  
Email [chair@durhamcity.org](mailto:chair@durhamcity.org)  
Web site: <http://www.DurhamCity.org>

c/o Blakett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
28 January 2021

## **DM/20/02258/FPA & DM/20/02259/LB: 34 Old Elvet Durham DH1 3HN**

Change of use from hotel to student accommodation comprising of 8 one bed studio apartments and 7 bedrooms with access to communal facilities

Dear Mr Spurgeon

The City of Durham Trust objects to the creation of further HMO student accommodation in a location where we believe over 40% of properties are already occupied by students. The proposal would provide 15 bed spaces which would have significant implications for the storage and collection of rubbish. Is the available access capable of dealing with this? A further difficulty is that there is no car parking provision, so there will be increased pressure on the restricted on-street parking in this busy area.

34 Old Elvet is a listed building and would be a great pity to see such a building converted to yet another HMO for students. This would detract from the vibrancy of the area; Old Elvet is one of the principal streets of the Durham City Conservation Area and it needs to retain not only its architectural character but also its variety of uses.

The building certainly once contained panelling and doors from the early - mid 18<sup>th</sup> century. These are not mentioned as far as we can see in the *Heritage Statement*, but if any such features still remain they should be preserved if any alterations are permitted. The *Heritage Statement* does mention the original staircase which must be similarly protected. All these features are excellent examples of fine Durham craftsmanship.

Yours sincerely

John Lowe  
Chair, City of Durham Trust