

# THE CITY OF DURHAM TRUST

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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  
30 November 2020

Dear Ms Jennings,

**DM/20/03175/FPA 4 Allergate Terrace Durham DH1 4ES**

*Alterations to existing C4 HMO including Demolition of existing rear extension and replacement with new single storey extension, new dormer windows, new windows and internal alterations with increase from 5 to 6 bedrooms.*

The Trust wishes to object to this proposal based on inappropriate new dormer windows and intensification of student accommodation.

The Trust is concerned about the number of planning applications seeking to increase the size of existing HMOs. 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) as promoted by Policy 16 of the County Durham Plan.

The percentage of Council Tax exempt properties within 100 metres radius of this property is **53%** and so the proposed extension is unacceptable due to being located in an area already identified as exceeding the 10% threshold set out in Policy 16 of the County Durham Plan. The proposal would result in further imbalance to the detriment of achieving mixed and balanced communities.

The building is one part of a matching and well detailed curving terrace that adds substantially to the character and quality of this part of the Conservation Area. With the exception of the first building in the terrace that has been poorly converted with an inappropriately very extensive front dormer, the remainder have only one dormer each. This helps reinforce the similarity of each building and avoids overwhelming the street view with overbuilt roof conversions. The proposal for two will not be in keeping with the rest of the terrace and will have a greater negative impact than depicted in the elevations submitted causing harm to the continuous frontage and roofscape. There is no obvious public benefit, an increase in student numbers is a negative impact.

The dormer proposal is counter to the emerging Durham City Neighbourhood Plan, Policy H2: *The Conservation Areas, Durham City Conservation Area*. It is not in accordance with paragraphs:

- a) respect and enhance the historic and architectural qualities of buildings, and*
- b) retain and enhance continuous frontages, street patterns, boundary treatments, floorscapes and roofscapes unless it can be demonstrated that the harm to, or loss of, such frontages, street patterns, boundary treatments, floorscapes and roofscapes are necessary to achieve substantial public benefits that outweigh that loss or harm;*

For these reasons the Trust therefore objects to the proposals.

Yours sincerely

John Lowe

Chair, City of Durham Trust