

THE CITY OF DURHAM TRUST

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Dear Ms Jennings

3 The Bowers, Durham: C3 to C4 Temporary Conversion

The Trust objected to the previous application for such a temporary conversion from C3 to C4 on 11 December 2019. We are surprised to find that the portal contains no determination of that application and that a similar application is being made for the following year. Temporary will become permanent at this rate.

As stated in our previous letter, the application clearly breaches the Council's policy on HMO conversions which has since been strengthened and confirmed by Policy 16.3 of the *County Durham Plan*. As such it should be refused.

Furthermore, in this particular case, the landlord has already commenced use of the property as an HMO in clear breach of a covenant that was a condition of the original planning permission. It is hard to understand how a professional landlord can claim to have twice misunderstood both this restriction and the Council's clear policy.

The Trust understands that in the present circumstances of the current occupants, if they are indeed doctors working at UHND, there might be grounds for not enforcing the refusal until their contract runs out later this year, but this must not be construed in any way as permission to convert this property from C3 to C4.

Yours sincerely

John Lowe
Chair, City of Durham Trust