

# THE CITY OF DURHAM TRUST

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2 July 2021

## DM/21/01670/FPA: 63 Crossgate

Dear Ms Hurton

The City of Durham Trust is sympathetic to the desire to safeguard the working men's club by converting the upper floors to student accommodation. The Design and Access advice from Mr Hall is reassuring about the appearance and impact of the front of the building and he assesses the proposals for the rear as improvements. Given the current poor state of the rear that is very likely.

However, another planning application comes in to play at the rear of the building. This is DM/18/03785/FPA which was approved on 13 June 2019. It allows the construction of 4 dwellings at the rear of 63 Crossgate. The Trust would wish this current application to be assessed in the light of its implications for that earlier approval.

A further important consideration is that this proposed accommodation for 12 students could be classed as a PBSA and therefore should be assessed against Policy 16.2 of the *County Durham Plan*. We would welcome your views on this matter.

Yours sincerely

John Lowe  
Chair, City of Durham Trust