

# THE CITY OF DURHAM TRUST

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22 July 2021

## **DM/21/02298/FPA: 26 May Street HMO Extension**

Dear Ms Morina

The City of Durham 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.

Accordingly, Trustees wish to object to application **DM/21/02279/FPA** which proposes to extend the size of **26 May Street**. The percentage of Council Tax exempt properties within 100 metres radius of this property is **59.5%** and so the proposed extension is unacceptable due to being located in an area already identified as coming within the thresholds 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 Trust also notes the remarks by the Design and Conservation officer about the possibility that chimney stacks might be removed. This is clearly unacceptable in the architectural context of this street.

Yours sincerely

John Lowe,  
Chair, City of Durham Trust