

**The City of Durham Trust**  
(Registered charity number 502132)

**PLANNING APPLICATIONS RESPONDED TO: 22 September to 19 October 2021**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 31/8:</i>					
21/02697/FPA	Farnley Tower, The Avenue	Conservatory and terrace extensions	28/9	Spurgeon	Objection
<i>From DCC weekly list 6/9:</i>					
21/03014/FPA	4 The Avenue	Replacement windows	22/9	Stephenson	Objection
<i>Amendments:</i>					
21/02227/FPA 21/02228/LB	12 Silver Street	Upper floor HMO - new Heritage Statement	30/9 20/9	Morina	Comment Objection
<i>From DCC weekly list 13/9:</i>					
21/03050/FPA	1 Elvet Crescent	5-bed to 7-bed HMO with side extension	29/9	Jennings	Objection
21/03052/FPA	The Riverwalk	External seating area	29/9	Eden	Objection
21/02360/FPA	Land north and east of Sniperley Farm	Park & Ride extension and 370 houses	1/10	Jones	Objection
21/02928/FPA	Unit 11 The Riverwalk	External seating area	7/10	Jones	Objection
<i>From DCC weekly list 20/9:</i>					
21/03093/FPA	Riverdale, The Sands	CoU to offices	4/10	Jennings	Comment
21/03108/LB	The Observatory	Maintenance works	4/10	Spurgeon	Support
21/03134/LB	Elvet Hill House	Maintenance works	5/10	Spurgeon	Support
<i>From DCC weekly list 27/9:</i>					
21/03061/FPA	28 Sherburn Road	C3 dwelling to C4 HMO	11/10	Jennings	Objection

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Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 6/9:</i>				
21/02886/LB 21/02888/FPA	Shincliffe Hall	External remodelling	22/9	Jennings
21/02648/FPA	1 The Old Sawmill, Shincliffe	Extensions/alterations	23/9	Hurton
21/03000/FPA 21/03001/LB	Ramside Hall Hotel	Outdoor Padel tennis court	24/9	Jennings
<i>From DCC weekly list 13/9:</i>				
21/02785/AD	30-31 High Street	Signage for Durham Distillery	27/9	Hurton
21/02400/FPA	Fulforth Farm, Witton Gilbert	Office/barn into 2 x C3	28/9	Dalby
21/02956/AD	36 The Riverwalk	Replacement signage	28/9	Eden
<i>From DCC weekly list 20/9:</i>				
21/03112/FPA	62 Gilesgate	Ground floor window (HMO)	6/10	Stephenson
21/02749/LB 21/03163/AD	34 Saddler Street (Estate House)	Shop front signs	7/10	Jennings
21/03058/FPA	Grey College, South Road	Temporary kitchen/dining area	7/10	Morina
<i>From DCC weekly list 27/9:</i>				
21/03171/LB	Hollinside House	Window repairs	13/10	Stephenson
21/03194/AD	Bow School, South Road	New sign	13/10	Stephenson
21/03234/FPA	University Science Site	New chiller enclosure	13/10	Russell
21/03261/FPA 21/03262/LB	209 Gilesgate	Repairs to gable end	13/10	Morina
21/03284/FPA	4 Springwell Avenue	Extensions	14/10	Stephenson
21/03203/LB	The Chorister School	Signage ( <i>amended</i> )	8/11	Stephenson

<i>From DCC weekly list 4/10:</i>				
21/03323/FPA	The Fat Buddha, Unit 6B/6C	CoU to bowling/leisure facility	18/10	Jennings
21/03193/LB 21/03195/AD 21/03197/AD	Durham School, Quarryheads Lane	Various signage	19/10	Hurton
21/03196/AD	Bow School, South Road	Signage	25/10	Hurton

**PLANNING APPLICATIONS NOTED AT THE MEETING (19 October 2021)**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 4/10:</i>				
21/03201/FPA	St Aidan's College	Kitchen extension	20/10	Ollivere
21/02653/FPA	Glengarth, Newcastle Road	Garden and driveway works	21/10	Hurton
<i>From DCC weekly list 11/10:</i>				
21/03311/AD 21/03312/AD	The Chorister School	New signage	25/10	Stephenson
21/03211/FPA	Grey College, South Rd	Kitchen renovation	26/10	Morina
21/03430/FPA	67 Kepier Crescent	Change from C3 to C4	26/10	Russell
21/03399/FPA 21/03400/LB	Ramside Hall Hotel	Kitchen extension	27/10	Spurgeon

**OUTCOMES TO PREVIOUS RESPONSES (decided since 21 September 2021)**

Ref.	Location	Work	Trust's response	Decision/Date
APP/X1355/W/2 1/3274247	64 Gilesgate	CoU from dwelling to C3 flats	OBJECT	DISMISSED 27/9
Reason(s):	<i>Development would fail to preserve/enhance character and appearance of the Conservation Area contrary to Policy 44 of the CDP and Policy H2 of the NP. In addition, there would be a minor effect on quality/significance of inner setting of the WHS as identified in NP Policy H1.</i>			
21/02733/FPA	Gnd floor, 35A Saddler Street	CoU from A4 to retail use (E)	SUPPORT/ COMMENT	APPROVED 27/9
Reason(s):	<i>CoU from public house to retail is considered wholly in accord with CDP Policy 9 and the proposals find support with NP Policy E3. There is no conflict with CDP policies 44 &amp; 45 or DCH1/DCH2 of the NP. Subject to a condition to restrict opening hours, proposals are considered to accord with CDP Policy 29 and there are no highway impacts (CDP Policy 21).</i>			
21/01791/LB	49 North Bailey	External maintenance work	SUPPORT	APPROVED 11/10
Reason(s):	<i>Works proposed would be considered to sustain, conserve and enhance the significance of the designated heritage asset in accord with NPPF Section 16 and CDP Policy 44.</i>			
21/02850/LB	St Mary the Less, St. John's Chapel	Rebuild collapsed boundary wall	SUPPORT	APPROVED 12/10
Reason(s):	<i>Application accords with NPPF Section 16, CDP Policies 44 &amp; 45 and NP Policies H1 &amp; H2.</i>			
21/01752/FPA	37 North Road	CoU from dentist to takeaway	OBJECT	APPROVED 13/10
Reason(s):	<i>Development acceptable in principle; would not have an unacceptable impact on character and appearance of area, residential amenity or highway safety in accordance with CDP Policies 1, 6, 21, 22, 29, 30, 31 &amp; 44, NP Policies E3, H2, S1 &amp; T1 and NPPF Sections 2, 4, 6, 7, 8, 9, 12, 15 &amp; 16. Proposal would enhance character and appearance of the Conservation Area (CA) through the reuse of a vacant building in accord with CDP Policy 44, NPPF Section 16 and Sections 66 &amp; 72 of the Planning (LBs &amp; CAs) Act 1990, subject to planning conditions.</i>			
20/03558/OUT	Land to the East of Regents Court	Up to 500 dwellings (amended)	OBJECT	APPROVED at Committee
Reasons:	<i>Committee Report: the application site is allocated in the CDP for new housing. CDP Policy 5 sets out a suite of criteria for this specific site that if met would allow development to be considered acceptable. In this instance, and for the reasons set out in this report, it is considered that the proposal complies with the requirements of Policy 5 and the wider CDP. NPF Para 11 states that development proposals that accord with an up-to-date development plan, should be approved without delay. Informal: developer has responded to objections; development essential for better economy; have to rely on private sector investment; anywhere else in the County would welcome it. A couple of minor concessions RE conditions and reserved matters procedure. The Trust issued a press release expressing disappointment straight after the hearing on 19 October.</i>			