

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 20 October to 16 November 2021

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 4/10:</i>					
21/02526/AD	7-8 Silver Street	New signage (The Works)	20/10	Stephenson	Comment
21/03319/LB	56 Hallgarth Street	Render to front/side	22/10	Fenwick	Objection
<i>From DCC weekly list 11/10:</i>					
21/03089/AD	Framwellgate/ Milburngate junction	1 x billboard to advertise space to let	28/10	Stephenson	Comment
<i>Amendments:</i>					
21/02447/FPA	50 Hawthorn Terrace	HMO (C4) extension	22/10	Stephenson	Restated objection
21/02697/FPA	Farnley Tower	Conservatory and terrace extensions	27/10	Spurgeon	Restated objection
<i>From DCC weekly list 25/10:</i>					
21/02945/FPA	1 Newcastle Terrace, Framwellgate Moor	2-bed C3 (dwelling) to 4-bed C4 (HMO)	10/11	Dalby	Objection
21/03575/FPA	26 The Avenue	Replacement windows	12/11	Morina	Objection
21/03576/FPA	13 Palatine View	Replacement windows	12/11	Morina	Objection
21/03614/FPA	8 Church Street	Window renovation	12/11	Fenwick	Support
21/03657/AD 21/03658/LB	Royal County Hotel, Old Elvet	External signage/logo	12/11	Fenwick	Objection

PLANNING APPLICATIONS NOTED: 20 October to 16 November 2021

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 25/10:</i>				
21/03593/FPA	2 Farnley Ridge	Extensions and paving	12/11	Scott
21/03634/FPA	Dept of Psychology, University Science Site	2-storey external lift shaft	24/11	Spurgeon
<i>From DCC weekly list 29/10:</i>				
21/03558/FPA	15 South Crescent	2-storey rear extension	18/11	Scott
21/03586/FPA	7 Fowler Wynd	Single-storey rear extensions	19/11	Scott
21/03606/FPA	17 Fowler Wynd	Single storey side extension	23/11	Scott
<i>From DCC weekly list 8/11:</i>				
21/03563/AD	4 High Street	Signage	22/11	Fenwick
21/03692/FPA	The Sands Flats	Refurbishment works	24/11	Penman
21/03746/FPA	1 Hawthorn Crescent, Gilesgate Moor	CoU from C3b (up to 6 residents, care provided) to C3b or C4	24/11	Hurton
<i>From DCC weekly list 15/11:</i>				
21/03336/TPO	Flass House, Waddington St.	Tree felling and pruning	29/11	Scott
21/03837/FPA	64 Prebends Field, Gilesgate	Side extension	1/12	Scott
21/03529/AD	Retail Park, Dragon Lane	Illuminated signage	3/12	Harding

OUTCOMES TO PREVIOUS RESPONSES (*decided since 19 October 2021*)

Ref.	Location	Work	Trust's response	Decision/Date
21/02731/FPA	Braeside, Newcastle Road	Retention of enlarged hardstanding (<i>retrospective</i>)	OBJECT	WITHDRAWN 21/10
21/03014/FPA	4 The Avenue	Replacement of 3 front windows	OBJECT	APPROVED 22/10
Reason(s):	<i>Although replacement of timber with uPVC is regrettable, due to the circumstances the development would accord with Parts 12, 15 and 16 of the NPPF, Policy 29, 31 & 44 of the CDP, Policy H2 of the NP and Section 72 of the Planning (LB & CA) Act 1990. Concerns from the Parish Council and the Trust were noted.</i>			
21/03108/LB	The Observatory	Maintenance works	SUPPORT	APPROVED 28/10
Reason(s):	<i>Overall, the scheme would conserve the significance of the designated heritage asset and safeguard it moving forwards by addressing a variety of long-standing fabric defects/ water ingress issues. Proposals are in accordance with Part 16 of the NPPF and CDP Policy 44.</i>			
21/01123/FPA 21/01124/LB	Durham Miners' Hall, Flass Street	Refurbishment and extensions	SUPPORT	APPROVED 1/11
Reason(s):	<i>The development could be satisfactorily accommodated by reason of its scale, mass, layout, design and materials without adverse impact upon residential & visual amenity, parking, access & highway safety, ecology & contaminated land in accordance with aims of Policies 6, 7, 21, 29, 31, 41 & 42 of the CDP, Policies S1, G1 & E5 of the NP and Parts 6, 8, 9, 11, 12 & 15 of the NPPF. Proposal would not have any adverse impact upon the special significance of the Listed Building in accordance with aims of Section 16 of the NPPF and Policy 44 of the CDP. The development is considered to preserve the special character of the Durham City Centre Conservation Area, the architectural/ historic importance of the Grade II LB and WHS in accordance with aims of Policy 44 & 45 of the CDP, Policies H1 & H2 of the NP, Para 202 of the NPPF and Sections 66 & 72 of the Planning (LB & CA) Act 1990.</i>			
21/02928/FPA	Unit 11, The Riverwalk	External seating area (Turtle Bay)	OBJECT	APPROVED 2/11
Reason(s):	<i>The NPPF is a material consideration in planning decisions and at Para 11 advises that development proposals which accord with an up-to-date development plan should be approved without delay. Officers consider that the development does accord with the CDP.</i>			
21/02896/FPA	Fernhill, Newcastle Road	Redevelopment of stables to C3 dwelling	OBJECT	REFUSED 10/11
Reason(s):	<i>Proposed dwelling would have a greater impact on the openness of the Green Belt than the existing stable building and so amounts to inappropriate development within the Green Belt for which there are no very special circumstances, contrary to Policy 20 of the CDP and Paras 147-149 of the NPPF.</i>			
21/03061/FPA	28 Sherburn Road	C3 dwelling to C4 HMO	OBJECT	REFUSED 11/11
Reason(s):	<i>Proposed CoU of existing C3 dwelling to a C4 HMO is unacceptable, due to 35.8% of existing properties within 100m of application site already being registered as student lets, therefore exceeding the 10% threshold set out Policy 16 Part 3 of the CDP. Proposals would result in further imbalance in the community and have a detrimental impact on quality of life and community cohesion for surrounding residents in contravention of Policy 16, 29 & 31 of the CDP and Paras 92 & 130 of the NPPF.</i>			
21/02122/FPA	Palace Green	Waste & recycling bins	COMMENT	APPROVED 12/11
Reason(s):	<i>Consistent with Sections 12 & 16 of the NPPF, Policies 29, 44 & 45 of the CDP, Policies H1, H2 & H4 of the NP and the WHS Management Plan, expecting changes to sustain, conserve and enhance the Durham WHS, Conservation Area and setting of heritage assets.</i>			