

# THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH

Web site: <http://www.DurhamCity.org>

22 December 2021

Ms Michelle Penman  
Planning Development Central/East  
Room 4/86-102  
County Hall  
Durham City  
DH1 5UL

Dear Ms Penman

**DM/21/03650/PNC: Conversion of existing agricultural barn to 1 no. dwelling house including alterations to facilitate conversion, East Moor Leazes Farm, Brasside, Durham DH1 5SG**

The Trust considered this application at its meeting on 14 December 2021 and agreed to submit the following objection.

The site is in the Green Belt and needs to comply with NPPF paragraph 149 and therefore with CDP Policy 20, but it also needs to comply with CDP Policy 10 and Policy 11.

CDP Policy 10 says that:

***“Development in the countryside will not be permitted.....unless the proposal relates to one or more of the following exceptions:***

***(h) the change of use of an existing building or structure which:***

- 1. already makes a positive contribution to the character and appearance of the area and is capable of conversion without complete or substantial rebuilding, disproportionate extension or unsympathetic alterations;***
- 2. results in an enhancement of the building’s immediate setting;***
- 3. does not result in the unjustified loss of a community service or facility; and***
- 4. in the case of a heritage asset, represents the optimal viable use of that asset consistent with their conservation.”***

The application provides no information about the appearance and quality of the existing building nor of the proposed external appearance. Without this information, the applicant should be advised that it appears to fail CDP Policy 10.

CDP Policy 11 sets out criteria that any proposals for new houses in the countryside must meet. These are about having to be well-related to existing settlements, identified local need for affordable or specialist housing, any market housing only being acceptable if essential to support affordable housing, and the affordable housing being made available to the local

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community identified as being in need. The Trust does not consider that the Prior Notification application provides any such justifications.

Accordingly, the Trust considers that the applicant should be advised that the current application is deficient in information required to satisfy the terms of CDP Policy 10 and does not meet the requirements of CDP Policy 11.

Yours sincerely

*John Lowe*

John Lowe,  
Chair, City of Durham Trust