

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

**PLANNING APPLICATIONS RESPONDED TO: 17 November to 14 December 2021**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 29/10:</i>					
21/03227/FPA	1 St Cuthbert's Place, North Road	Grass verge to garden and new access	17/11	Morina	Comment
<i>From DCC weekly list 15/11:</i>					
21/03802/FPA 21/03803/LB 21/03858/LB	173 Gilesgate	Replacement floors and repairs to buttresses	1/12 2/12	Spurgeon	Support
21/03860/FPA	76 Whinney Hill	HMO extension	3/12	Penman	Objection
21/03703/FPA	Pity Me Nursery, Stank Lane	Retention of cafe ext'n; polytunnel/ store removal	6/12	Jennings	Comment

**PLANNING APPLICATIONS NOTED: 17 November to 14 December 2021**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 22/11:</i>				
21/03745/FPA	45 Moor Cres., Gilesgate Moor	C3b to C3b or C4 (small HMO)	7/12	Hurton
21/03455/FPA	5 Valeside	Replacement dwelling	10/12	Morina
21/03914/FPA	64 Gilesgate	C3 to 2 x 1-bed flats (C3)	10/12	Morina
21/03943/FPA	22 Kepier Cres. Gilesgate Moor	C3 to C4 HMO	10/12	Morina
<i>From DCC weekly list 29/11:</i>				
21/03043/FPA 21/03044/LB	10 New Elvet	Internal reconfiguration with 2 additional 3 <sup>rd</sup> floor flats	13/12	Dalby
21/03972/TPO	North End Allotments	Various tree works	13/12	Fenwick
21/03586/FPA	Land E of 21 Richardby Cres.	Monolith/retrench oak tree	16/12	Fenwick
21/03955/FPA	Car park S of Higginson Bldg	Temp. portacabins for teaching	17/12	Penman

**PLANNING APPLICATIONS NOTED AT THE MEETING (14 December 2021)**

Ref.	Location	Work	Date	Officer
<i>Appeal:</i>				
21/02626/FPA	9 John Street	HMO extension	22/12	Inspectorate
<i>From DCC weekly list 6/12:</i>				
21/03962/FPA 21/03963/LB	The Dispensary, Sherburn House	Internal alterations and new external fencing	20/12	Penman
21/04045/LB	Mill House, South St Banks	Window planking (security)	24/12	Morina
<i>From DCC weekly list 13/12:</i>				
21/04094/FPA 21/04095/LB	Leazes Cottage, Leazes Place	Erection of sandstone wall with iron railings ( <i>resubmission</i> )	30/12	Russell
21/04088/LB	77 Hallgarth Street	Internal alterations & window repair	31/12	Morina

**OUTCOMES TO PREVIOUS RESPONSES (decided since 16 November)**

Ref.	Location	Work	Trust's response	Decision/Date
21/02112/FPA	The Hall, Croxdale	Residential to civil wedding venue	CONCERN	APPROVED 17/11
Reason(s):	<i>This alternative use is considered to retain the character and special interest of the building, according with criterion c) of CDP Policy 44. Use as a civil wedding venue, for the frequency/ extent described in the supporting info., would not be considered to adversely affect highway/pedestrian safety. Therefore, subject to planning conditions to limit the number of ceremonies held per year, the proposal accords with CDP Policies 10, 21, 26, 29, 31, 29 &amp; 44.</i>			
21/03134/LB	Elvet Hill House	Maintenance works	SUPPORT	APPROVED 22/11
Reason(s):	<i>While the heritage statement is missing an impact assessment, the scheme overall would conserve the significance of the designated heritage asset and safeguard it moving forwards by rectifying long-standing fabric defects, and major water ingress issues. Therefore, the proposals are in accordance with Part 16 of the NPPF and CDP Policy 44.</i>			
21/02227/FPA 21/02228/LB	12 Silver Street	Upper floor HMO	COMMENT OBJECT	APPROVED 29/11
Reason(s):	<i>Proposed development would not have any adverse impact upon the vitality and viability of Durham City Centre. Proposal would also not have an unacceptable impact upon residential amenity/highway safety in accordance with CDP Policies 9, 16, 21, 29 &amp; 31. In addition, it is considered that the proposal would enhance the character/appearance of Conservation Area and WHS in accordance with CDP Policies 44 &amp; 45 and NPPF Para 132 and Sections 66 &amp; 72 of the Planning (LB &amp; CAs) Act 1990, subject to the inclusion of appropriate planning conditions. Conclusion of the Heritage Statement is accurate in that the significance of the designated heritage asset would be preserved and enhanced in accordance with NPPF Section 16 and CDP Policy 44, subject to conditions regarding soundproofing and specification of doors.</i>			
21/03089/AD	Framwellgate/ Milburngate junct'n	1 x billboard to advertise space to let	COMMENT	APPROVED 30/11
Reason(s):	<i>Proposals are acceptable in terms of amenity and public safety and are therefore in accordance with the requirements of the NPPF and relevant development plan policies.</i>			
21/03657/AD 21/03658/LB	Royal County Hotel, Old Elvet	External signage/logo	OBJECT	APPROVED 1/12
Reason(s):	<i>The sign would be considered to conserve the character, appearance and significance of the host listed heritage asset, by default the surrounding Conservation Area, setting of Durham WHS and other listed buildings where intervisibility would occur. Thereby recommended to be in accordance with NPPF Section 16, CDP Policies 44 &amp; 45, and NP Policies H1 &amp; H2.</i>			
21/03050/FPA	1 Elvet Crescent	5-bed to 7-bed HMO (+ side extn)	OBJECT	REFUSED 3/12
Reason(s):	<i>Change of use would further unbalance the area and have a detrimental impact upon community cohesion contrary to CDP Policies 16, 29 e) &amp; 31 and NPPF Paras 92 &amp; 130. Proposals would fail to preserve or enhance the character of the Conservation Area contrary to the requirements of CDP Policies 16-3f), 29 &amp; 44, Parts 12 &amp; 16 of the NPPF and Section 72 of the Planning (LB &amp; CA) Act 1990. Proposed extension would appear intrusive and have significant overbearing impacts, contrary to Policy 29 and the Residential Amenity Standards SPD of the CDP and Part 12 of the NPPF.</i>			
21/03093/FPA	Riverdale, The Sands	Change of use from education & training centre (F1) to offices (E)	COMMENT	APPROVED 6/12
Reason(s):	<i>Subject to the inclusion of planning conditions (regarding PDR and EV charging/cycle parking), the proposals are considered acceptable in principle, in accordance with the fundamental aims of CDP Policies 6, 29, 31 &amp; 44 and Parts 9, 12 &amp; 15 of the NPPF.</i>			
21/03575/FPA	26 The Avenue	Replacement windows	OBJECT	APPROVED 8/12
Reason(s):	<i>Despite the use of uPVC, the proposals would be recommended to be in accordance with NPPF Section 16, CDP Policy 44 and NP Policy H2 due to the demonstrated betterment compared to existing windows. Approval of this application would help set a positive design precedent for similar proposals in the future that would reverse the harm caused by the installation of insensitive windows prior to the serving of the Article 4 Direction.</i>			
21/03576/FPA	13 Palatine View	Replacement windows	OBJECT	WITHDRAWN 8/12
21/03614/FPA	8 Church Street	Window renovation	SUPPORT	APPROVED 8/12
Reason(s):	<i>Proposed works represent sensitive restoration, repair/refurbishment based upon a sound evidence base and conservation-led approach reflecting that of the D&amp;C Officer. Proposals are considered an acceptable form of dev't and accord with NPPF Part 16, Sect. 72 of the Planning (LB &amp; CAs) Act 1990 plus CDP Policies 29, 31, 44 &amp; 45 and NP Policies S1, H1 &amp; H2.</i>			