

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 15 December 2021 to 18 January 2022

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
21/01611/FPA	Apollo Bingo, Front Street, Gilesgate Moor	Demolition for 4-storey PBSA + assoc. facilities	17/12	Dalby	Restated objection
21/01670/FPA	Residential at 63 Crossgate (CIU Club)	Upper floors 12-bed HMO, rear ext'n, communal terr	17/12	Hurton	Further comment
21/02952/FPA 21/02953/LB	24-25 Market Place	Upper floors 6-bed HMO with new frontage door	20/12	Jennings	Restated objection
21/02034/FPA	Land at former skid pan, Aykley Heads	Reduced to 50 houses, + assoc. infrastructure etc	28/12	Ollivere	Further objection
21/01404/FPA	Leamside Equestrian Centre, Pit Ho. Lane	Football centre: 20 pitches building and car parking	5/1	Harding	Objection
21/03052/FPA	The Riverwalk	External seating	10/1	Eden	Restated objection
<i>From DCC weekly list 22/11:</i>					
21/03682/FPA	St Cuthbert's House, Diamond Terrace	Replacement 2-4 storey workplace building	21/12	Ollivere	Objection
<i>From DCC weekly list 29/11:</i>					
21/03574/OUT	Land at Sniperley Park (Co. Durham Land LLP)	1,550 dwellings, local centre, primary school & infrastructure etc	1/1	Jones	Objection
<i>From DCC weekly list 13/12:</i>					
21/03443/FPA	2 The Grey House, Princes Street	Replacement ground floor windows (uPVC)	27/12	Hurton	Objection
21/04085/FPA	37-38 Silver Street	Upper floors 5-bed HMO, lower gnd fl. 2-bed flat	31/12	Spurgeon	Objection
21/04118/FPA	Stonebridge Service Station	Replacement shop and EV charging facility	31/12	Russell	Objection
21/03650/PNC	East Moor Leazes Farm, Brasside	Barn to dwelling including alterations	3/1	Penman	Objection
21/03362/FPA	Croxdale Hall	Outbuilding/greenhouse to holiday let	6/1	Spurgeon	Objection
<i>From DCC weekly list 20/12:</i>					
21/03706/FPA	Sniperley Farm	Farm buildings to 4 x C3	3/1	Jones	Objection
21/04153/FPA 21/04155/LB	12 Elvet Bridge	Upper floors to 4-bed HMO + shop front door	6/1	Spurgeon	Objection
<i>From DCC weekly list 24/12:</i>					
21/04168/FPA	12 The Riverwalk (Pizza Punks)	New shop front and external seating area	10/1	Morina	Objection
21/04212/FPA	1 Diamond Terrace	C3 dwelling to HMO (C4)	10/1	Morina	Objection
21/04149/AD	12 The Riverwalk	Signage (Pizza Punks)	11/1	Morina	Objection

PLANNING APPLICATIONS NOTED: 15 December 2021 to 18 January 2022

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 20/12:</i>				
21/04165/VOC	Highfield House, Potters Bank	VOC condition 2 (design/materials)	6/1	Morina
21/04171/FPA	Higginson Building, South Rd	External flue	6/1	Penman
<i>From DCC weekly list 24/12:</i>				
21/04191/LB	16A The College	Chimney repair	10/1	Ackerman

21/04201/FPA 21/04202/AD	Sheraton Park, North of Kirkwood Drive	Knee rail fence and goal posts, perimeter footpath, signage etc	10/1 12/1	Spurgeon
21/04263/FPA	Car Park, UHND, North Rd	Temporary portacabin	12/1	Penman
21/04251/FPA	4 Park House Road	Rear extension enlarged (HMO)	19/1	Spurgeon

PLANNING APPLICATIONS NOTED AT THE MEETING (18 January 2022)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 10/1:</i>				
21/04267/FPA	17 Gilesgate	Single-storey rear extension	26/1	Fenwick
21/03995/LB	Uni College, Durham Castle	Upgraded Wi-Fi works	31/1	Russell

OUTCOMES TO PREVIOUS RESPONSES (decided since 14 December 2021)

Ref.	Location	Work	Trust's response	Decision/Date
21/03227/FPA	1 St Cuthbert's Place, North Road	Grass verge to garden and new vehicular access	COMMENT	APPROVED 21/12
Reason(s):	<i>Proposed CoU can be satisfactorily accommodated at the site in terms of layout, scale, design and appearance and would sustain character and appearance of Durham City Conservation Area, providing some limited enhancement where appropriate, and would not have any adverse impact upon highway safety in accordance with the requirements of policies 21, 29 & 44 of the CDP and Parts 9, 12 & 16 of the NPPF and Sect. 72 of the Planning (LBs & CAs) Act 1990, as well as policy H2 of the NP.</i>			
21/00201/FPA	4 Saddler Street	Offices to 8 x apartments	COMMENT	APPROVED 22/12
Reason(s):	<i>Proposals considered acceptable in principle and can be satisfactorily accommodated without adverse impact upon vitality/viability of the City Centre, residential amenity, highway safety and ecology in accordance with CDP policies 6, 9, 16, 21, 27, 31, 36, 41 & 43, NP policies H1, H2, E3, S1, D6, T1 & T3 and NPPF Parts 6, 9, 12, 15 & 16. In addition, the dev't would not adversely impact upon the Durham City Conserv. Area (delivering limited enhancement), the WHS, or the setting of nearby LBs in accordance with CDP policies 44 & 45, NP policies H1 & H2, NPPF Part 16 and Sect. 66 & 72 of the Town & Country Planning (LBs & CAs) Act 1990.</i>			
21/03803/LB	173 Gilesgate	Repairs to buttresses	SUPPORT	APPROVED 22/12
Reason(s):	<i>It is considered that the loss of fabric is minor and justified, the methodology and scope of works appropriate in terms of conserving and enhancing the significance of the heritage asset as far as practically possible. Proposals are therefore considered to accord with CDP Policy 44 and NPPF Part 16.</i>			
21/02952/FPA 21/02953/LB	24-25 Market Place	Conversion of upper floors to 6-bed HMO with new frontage door	OBJECT	APPROVED 23/12
Reason(s):	<i>D&C confirmed that the revised information addresses the previously expressed concerns regarding retention and protection of internal features and the impact of external alterations on the significance of the setting of surrounding heritage assets. It is considered that the significance of the listed building would be sustained, conserved and slightly enhanced where appropriate. As such, the proposals are deemed to accord with the principles set out in Part 16 of the NPPF, CDP policies 44 & 29, and Sect. 66 of the Town & Country Planning (LBs & CAs) Act 1990.</i>			
20/03538/FPA	Land to W of Poplar Tree garden centre	Holiday accommodation units (4) and parking	OBJECT	APPROVED 11/1
Reason(s):	<i>Informal: Planning Committee Councillors voted 7:6 to approve against the advice of Planning Officers. Formal: the decision with conditions (10-year permission) was published on 21/1.</i>			
21/01611/FPA	Apollo Bingo Front St, Gilesgate Moor	Demolition of existing bingo hall for 4-storey PBSA + assoc. facilities	OBJECT	APPROVED 11/1
Reason(s):	<i>It is considered that the principle of the development is acceptable in planning terms and would accord with the broad aims of CDP policies 6 & 16 subject to a S106 agreement to secure necessary contributions, and appropriate planning conditions. It is considered that on balance the development is acceptable in terms of the loss of a non-designated heritage asset, provides acceptable levels of amenity space for residents of the proposed development, protects the privacy and amenity of existing residents whilst also being acceptable in terms of highways, drainage and ecology in accordance with CDP Policies 1, 6, 16, 21, 25, 26, 27, 28, 29, 31, 32, 33, 35, 36 & 44 and NPPF Parts 2, 4, 8, 9, 11, 12 & 16.</i>			

21/03802/FPA 21/03858/LB	173 Gilesgate	Buttress works and replacement floors	SUPPORT	APPROVED 13/1
Reason(s):	<i>It is considered that the loss of fabric is minor and justified, the methodology and scope of works appropriate in terms of conserving and enhancing the significance of the heritage asset as far as practically possible. Proposals are therefore considered to accord with CDP Policy 44 and NPPF Part 16. It is considered that the significance of the designated heritage assets would not be harmed thereby conserving in accordance with the above policies.</i>			