

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

**PLANNING APPLICATIONS RESPONDED TO: 22 June to 19 July 2022**

| Ref.                              | Location                                | Work   | Date | Officer  | Response           |
|-----------------------------------|---|--|------|----------|--------------------|
| <i>From DCC weekly list 6/6:</i>  |   |  |      |          |                    |
| 22/01588/VOC                      | Lowes Barn Rec. Gnd                     | VOC 2 (approved plans)   | 21/6 | Jennings | Support            |
| 22/01568/LB                       | Dun Cow Cottage, Dun Cow Lane           | Replacement render to front and rear                                   | 22/6 | Penman   | Support            |
| <i>From DCC weekly list 13/6:</i> |   |  |      |          |                    |
| 22/01606/FPA                      | 50 The Avenue                           | Repl. rear ext'n, ext'l store, bay window, etc                         | 28/6 | O'Connor | Objection          |
| 22/01574/FPA                      | 15 St Oswalds Drive                     | Retention of CoU of woodland to garden with garage ( <i>retrosp.</i> ) | 29/6 | Fenwick  | Objection          |
| <i>Amendments:</i>                |   |  |      |          |                    |
| 21/01789/FPA                      | Land at St John's Road, Neville's Cross | 12 townhouse dwellings with assoc. works                               | 29/6 | Morina   | Objection restated |
| <i>From DCC weekly list 21/6:</i> |   |  |      |          |                    |
| 22/01650/FPA                      | 1 Larches Road                          | HMO extension (6-bed to 10-bed)  | 4/7  | O'Connor | Objection          |

**PLANNING APPLICATIONS NOTED: 22 June to 19 July 2022**

| Ref.                              | Location  | Work  | Date | Officer |
|-----------------------------------|---|---|------|---------|
| <i>From DCC weekly list 13/6:</i> |   |   |      |         |
| 22/01577/FPA<br>22/01578/LB       | 19 The Village, Brancepeth                            | Internal re-config., repairs/ refurb & replacement extensions | 30/6 | Scott   |
| <i>From DCC weekly list 21/6:</i> |   |   |      |         |
| 22/01418/FPA                      | 14 Mowbray Street                                     | HMO ext'n (5-bed to 7-bed)                                    | 8/7  | Morina  |
| 22/01646/FPA                      | 9 The Riverwalk                                       | CoU: retail to drinking + food                                | 8/7  | Penman  |
| <i>From DCC weekly list 27/6:</i> |   |   |      |         |
| 22/01748/FPA                      | Longridge, Potters Bank                               | Single storey front extension                                 | 13/7 | Scott   |
| 22/01806/FPA<br>22/01807/LB       | Lightfoot House, St Chads College, 19-20 North Bailey | Replacement flue and associated works                         | 13/7 | Fenwick |
| 22/01690/FPA                      | Unit 1, Milburngate Bar, Milburngate                  | Shopfront alterations, side access door & seating to front    | 15/7 | Hurton  |

**PLANNING APPLICATIONS NOTED AT THE MEETING (19 July 2022)**

| Ref.                              | Location                                   | Work  | Date | Officer  |
|-----------------------------------|--|---|------|----------|
| <i>From DCC weekly list 4/7:</i>  |  |   |      |          |
| 22/01710/FPA                      | HSBC, 1 Saddler Street                     | Installation of new CCTV camera                           | 22/7 | Ackerman |
| 22/01816/FPA                      | Shippon House, Smithy Farm, Sherburn House | Replacement of some windows and doors with uPVC           | 20/7 | Ackerman |
| <i>From DCC weekly list 11/7:</i> |  |   |      |          |
| 22/01736/FPA                      | 7 Little Court, Aykley Heads               | Continuation of use of land for private garden with fence | 27/7 | Ollivere |
| 22/01691/AD                       | Unit 1 Milburngate Bar                     | Signage and umbrellas                                     | 28/7 | Hurton   |
| 22/01950/TPO                      | 21 Dalton Crescent, Neville's Cross        | Tree works  | 29/7 | Ackerman |
| <i>From DCC weekly list 18/7:</i> |  |   |      |          |
| 22/01949/FPA                      | 17 North Crescent                          | Single storey rear extension                              | 4/8  | Scott    |
| 22/00665/FPA                      | 6 Juniper Way                              | Single storey rear extension                              | 5/8  | Scott    |

**OUTCOMES TO PREVIOUS RESPONSES (decided since 21 June 2022)**

| Ref.                                | Location   | Work   | Trust's response | Decision/Date  |
|-------------------------------------|--|--|------------------|----------------|
| <b>22/00644/FPA<br/>22/00682/AD</b> | <b>35 Silver Street</b>  | CoU to café takeaway ( <i>sui generis</i> )        | OBJECT           | APPROVED 1/7   |
| Reason(s):                          | <i>The application site is located within the Durham city centre primary shopping area where the introduction of a café takeaway is not considered to adversely affect the vitality or viability of the town centre and as such is acceptable in principle. Therefore, subject to conditions relating to opening hours of the café and the use of externally located equipment the development would not have any adverse impact upon residential amenity, visual amenity or highway safety. In addition, the development would sustain and where appropriate enhance the special historic character, appearance and setting of the CA and WHS. On this basis, the proposal is considered to accord with Policies 6, 9, 21, 22, 29, 31, 44 &amp; 45 of the CDP, Parts 2, 4, 6, 7, 8, 9, 12, 15 &amp; 16 of the NPPF and Policies S1, H1, H2, E3 &amp; E4 of the DCNP and Section 72 of the Planning (LBs &amp; CAs) Act 1990.</i>  |  |                  |                |
| <b>22/01005/FPA</b>                 | <b>The Waterside Bldg, Riverside Place</b>   | CoU: office HQ to higher education                 | CONCERNS         | APPROVED 5/7   |
| Reason(s):                          | <i>The socio-economic benefits associated with the proposal would benefit not only Durham University but also County Durham and the wider North East area both individually and as part of the wider programme of investment in Durham City. Furthermore, the introduction of students at Freemans Place would add to the vibrancy of the northern part of Durham city centre, acting as an anchor for pedestrian footfall and spending within the city. The proposal has generated some public interest with representations reflecting the issues and concerns of those making representations. These have been weighed along with other responses including those of statutory consultees that have raised no objections to the scheme based on the submitted details and assessments and subject to conditions. Whilst mindful of the public representations it is considered that these are not sufficient to outweigh the planning judgement in favour of the proposed development. It is considered that the proposed development accords with relevant policies of the CDP, the Durham City NP and relevant sections of the NPPF.</i>            |  |                  |                |
| <b>22/00970/AD</b>                  | <b>Units 6B and 6C, Freemans Place</b>   | 3 internally illuminated fascia signs (Fat Buddha) | OBJECT           | APPROVED 8/7   |
| Reason(s):                          | <i>It is considered the proposals will cause no adverse impact to the river frontage or harm to the surrounding designated Durham city centre CA. It is therefore considered the signage is an acceptable form of development and accords with Policies G1, H2 &amp; S1 of the City of Durham NP, Policies 29, 31 &amp; 44 of the CDP plus Parts 12 &amp; 16 of NPPF and Section 72 of the Planning (LBs &amp; CAs) Act 1990.</i>  |  |                  |                |
| <b>22/00139/FPA</b>                 | <b>The Beauty Spot, Saddlers Yard</b>  | 4-bed HMO + linked loft spaces (communal areas)    | OBJECT           | APPROVED 13/7  |
| Reason(s):                          | <i>The development is considered acceptable in principle and would accord with the requirements of Policy 16 3i) of the CDP as although 70.4% of properties within 100m of the site are Class N exempt from Council Tax as being wholly occupied by students or are subject to extant planning permission for a change of use to HMO, this is a result of these being predominantly commercial. In addition, it is considered that the development could be satisfactorily accommodated without adverse impact upon residential amenity, adjacent occupiers, the vitality and viability of the retail centre or highway safety in accordance with the aims of Policies 16, 21, 29 &amp; 31 of the CDP, Policies E3, S1 of the DCNP and Parts 9, 12 &amp; 15 of the NPPF. The proposal is also considered to accord with Sections 66 &amp; 72 of the Planning (LBs &amp; CAs) Act 1990, Policies 44 &amp; 45 of the CDP, Policies H1 &amp; H2 of the DCNP and Part 16 of the NPPF in that it would preserve, sustain and enhance the special historic value, significance, setting and character of the CA, WHS and nearby LBs subject to conditions.</i> |  |                  |                |
| <b>APP/X1355/W/22/3297345</b>       | <b>Fernhill, Newcastle Rd, Crossgate Moor</b>  | Stables to C3 dwelling                             | OBJECT           | DISMISSED 14/7 |
| Reason(s):                          | <i>The proposed development would be inappropriate development and the Framework establishes that substantial weight should be given to any harm to the Green Belt. In addition, there would be a minimal loss of openness. On the other hand, the appeal scheme has been carefully designed to use the topography of the site to minimise the effect of the dwelling and would provide an additional dwelling. However, this other consideration does not clearly outweigh the totality of harm which is the test that they have to meet. Consequently, very special circumstances do not exist.</i>  |  |                  |                |
| <b>22/00951/FPA</b>                 | <b>The Beeches, Lowes Barn Bank</b>  | CoU of highway land for parking to front           | OBJECT           | APPROVED 19/7  |
| Reason(s):                          | <i>The development is considered acceptable in principle and by reason of its size, scale, layout and materials could be satisfactorily accommodated without adverse impact upon the appearance, character, design and scale of the existing dwelling or surrounding area and</i>  |  |                  |                |

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| <p><i>would not have a significant detrimental impact upon the level of amenity enjoyed by neighbouring occupiers, highway safety or archaeology. It is therefore considered the proposal is an acceptable form of development in terms of design, scale and appearance and accords with NPPF Section 12, 16, Policies 21, 29, 31 &amp; 44 of the CDP, relevant guidance contained in the Council's SPD and Policy S1 of the NP.</i></p> |
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