

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

**PLANNING APPLICATIONS RESPONDED TO: 18 May to 21 June 2022**

Ref.	Location	Work	Date	Officer	Response
<i>Appeal:</i>					
21/02896/FPA	Fernhill, Newcastle Road, Crossgate Moor	Stables to C3 dwelling	7/6	Spurgeon	Objection maintained
<i>From DCC weekly list 25/4:</i>					
22/01005/FPA	The Waterside Bldg, Riverside Place	CoU: office HQ to higher education	16/5 (18/5)	Teasdale	Concerns
<i>From DCC weekly list 3/5:</i>					
22/01035/FPA	Bridge House, North Road	New windows (Level 3)	16/5	Jennings	Objection
22/01101/AD	Various locations in Central East Durham	Information boards for Northern Saints Trail	18/5	Morina	Support
22/01148/FPA	Oaklea, The Avenue	C3 to large HMO ( <i>sui gen.</i> )	18/5	Hurton	Objection
22/01134/FPA	1 Boyd Street	C3 to small HMO (C4)	19/5	Hurton	Objection
22/00951/FPA	The Beeches, Lowes Barn Bank	CoU of highway land for parking to front	3/6	Scott	Objection
<i>From DCC weekly list 9/5:</i>					
22/01272/FPA	Land to the NE of Blaidwood, South Road	Erection of 2 dwellings	25/5	Morina	Objection
22/01296/PNC	Agric. bldg to W of Moor House Farm, Shincliffe	CoU from barn to dwelling	26/5	Penman	Objection
<i>From DCC weekly list 23/5:</i>					
22/01079/FPA	17 Hallgarth Street	External and extraction works ( <i>retrospective</i> )	6/6	Penman	Objection
22/00961/FPA	William Robson House, Claypath	Part conversion to 28-bed student accommod'n	7/6	Hurton	Objection
22/01343/FPA	Durham Uni, Elvet Riverside 2, New Elvet	Installation of palisade fence	7/6	Hurton	Objection
<i>From DCC weekly list 30/5</i>					
22/01093/FPA	Durham Sixth Form Centre, The Sands	2 timber clad modular classroom blocks	13/6	Hurton	Objection
22/01541/FPA	Ebony, Unit 8 Freemans Place	CoU of open space to beer garden ( <i>retrosp.</i> )	16/6	Hurton	Objection

**PLANNING APPLICATIONS NOTED: 18 May to 21 June 2022**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 9/5:</i>				
22/00618/FPA	64 Habgood Drive	C3 to small HMO (C4)	24/5	Hurton
<i>From DCC weekly list 16/5:</i>				
22/01316/FPA	29-31 Silver Street	Upper floors to 2 x 7-bed HMOs	1/6	Morina
22/01352/FPA	4 and 6 Sunningdale	Front and rear dormer windows	2/6	Fenwick
22/01421/PNC	18 Silver Street	CoU: retail (E) to dwelling (C3)	7/6	Morina
<i>From DCC weekly list 23/5:</i>				
22/01383/FPA	75 Bradford Cres., Gilesgate	C3 to small HMO (C4)	8/6	Penman
22/01462/CEU	42 Hawthorn Terrace	Cert. of lawful use for C3 to C4	8/6	Hurton
<i>From DCC weekly list 30/5:</i>				
22/01374/FPA 22/01375/AD	Everyman, Unit 4 The Waterside, Milburngate	Entrance canopy, lighting and signage	13/6	Penman
22/01505/FPA	20 Fieldhouse Lane	Rear extension & detached garage ( <i>revised</i> )	13/6	Morina

22/01485/CEU	29 Annand Road	Cert. of lawful use for C3 to C4	14/6	Hurton
22/01437/LB	7 Manor Close, Shincliffe	Re-roofing works	16/6	Scott

**PLANNING APPLICATIONS NOTED AT THE MEETING (21 June 2022)**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 30/5:</i>				
22/01461/TPO	Flass House, Waddington St.	Tree works	17/6	Scott
<i>From DCC weekly list 6/6:</i>				
22/01566/TPO	East Durham college, Houghall	Tree works	21/6	Ackerman
22/01293/FPA	4 St Margaret's Garth	Garage to habitable room, loft conversion, roof lights etc	22/6	Hurton
<i>From DCC weekly list 13/6:</i>				
22/01551/FPA	4 Nevilledene, Crossgate Moor	Rear extension	27/6	Penman
22/01554/FPA	Kenfrid, Percy Lane, Neville's Cross	Loft conversion with dormer; extensions to front/side etc	29/6	Morina
22/01575/VOC (21/01776/FPA)	Former Public Toilets, North Road	Variation of Condition 2 (approved plans) on fenestration, materials etc	29/6	Fenwick
22/01601/LB	NatWest, 12 Market Place	External intake louvre etc	30/6	Penman
<i>From DCC weekly list 21/6:</i>				
22/01678/AD	Unit 4, North Durham Retail Park, Pit Lane, Newton Hall	Signage	6/7	O'Connor
22/01714/CEU	1 South View, Sherburn Rd	Cert. of lawful use for C3 to C4	6/7	O'Connor

**OUTCOMES TO PREVIOUS RESPONSES (decided since 17 May 2022)**

Ref.	Location	Work	Trust's response	Decision/Date
22/00557/FPA	Mast, Vane Tempest Hall, Maynards Row	Alterations to existing telecoms on rooftop	CONCERNS	APPROVED 20/5
Reason(s):	<i>Proposal will utilise an existing installation site and while it will result in a marginal increase in height of the antenna, overall, the scheme will appear similar. The installation will have a neutral impact on the CA and will preserve the significance of the WHS. In addition, there would be no significant adverse impacts to health or amenity of adjacent land users. As such, the proposals are considered to accord with Parts 10, 12 &amp; 16 of the NPPF, Policies 27, 29, 44 &amp; 45 of the CDP and Policies H1 &amp; H2 of the DCNP.</i>			
22/01101/AD	Various locations in Central East Durham	Information boards for Northern Saints Trail	SUPPORT	APPROVED 7/6
Reason(s):	<i>Proposals are considered acceptable in terms of amenity and public safety and therefore accord with the requirements of the NPPF and relevant policies of the CDP.</i>			
22/00868/FPA 22/00883/LB	23-26 Old Elvet	Demolition of rear extension for garden	SUPPORT	APPROVED 8/6
Reason(s):	<i>Proposed alterations are considered to sustain, conserve and in some respects enhance the significance of the designated heritage asset and would have no adverse impacts on residential amenity. As such, the proposals are considered to accord with Parts 12 &amp; 16 of the NPPF, Policies 29, 31, 44 &amp; 45 of the CDP, Policies H1 &amp; H2 of the DCNP and Sections 66 &amp; 72 of the Planning (LB &amp; CAs) Act 1990.</i>			
22/00492/FPA 22/00493/LB	42 Old Elvet	Internal alterations and external repair works	SUPPORT	APPROVED 8/6
Reason(s):	<i>Works proposed to the frontage, that contributes the most to the character, appearance and significance of the surrounding CA and part of the streets value to the inner urban setting of Durham Cathedral and Castle WHS, would be considered to result in a sympathetic aesthetic uplift. Thereby, while the impact within the CA and setting of the WHS as a whole would be minor, given how broad in scale they are, it would be both conserving and enhancing. Accordingly, it is considered that the proposed development is acceptable and will not adversely harm the significance of the LB or the character of the surrounding CA subject to conditions requesting further details in relation to windows, (including joinery and secondary glazing detail) and submission of a roof sample. It would therefore be recommended that the application would be in accordance with the principles of NPPF Section 16, CDP Policies 44 &amp; 45 and Policies H1 &amp; H2 of the DCNP.</i>			

<b>21/00669/FPA</b>	<b>115 Gilesgate</b>	House to apartments	OBJECT	APPROVED 15/6
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 Policies 6 &amp; 16 of the CDP subject to the inclusion of appropriate planning conditions. Specifically, it is considered that the development is acceptable in terms of the impact on the designated and non-designated heritage asset in that it would deliver enhancement to the NDHA and the Durham City Centre CA, provides acceptable levels of amenity space and privacy, and maintains the amenity of the existing residents, is acceptable in terms of highway safety and ecology in accordance with Policies 1, 6, 16, 21, 27, 29, 31, 33, 41, 44 &amp; 45 of the CDP, S1, H1, H2, T1, T2, T3 &amp; D4 of the Durham City NP and Parts 2, 4, 8, 9, 11, 12, 15 &amp; 16 of the NPPF.</i>			
<b>22/00452/FPA</b>	<b>The Boathouse Yard, Elvet Bridge</b>	Refurbishment including paving, lighting and seating	COMMENT	APPROVED 16/6
Reason(s):	<i>Proposed alterations are considered to enhance the significance of the designated heritage assets and would have no adverse impacts on residential amenity of surrounding occupiers and subject to condition is not considered to raise any significant concerns in relation to flood risk. As such, the proposals are considered to accord with Parts 12, 14 &amp; 16 of the NPPF, Policies 29, 31, 35, 44 &amp; 45 of the CDP, Policies H1 &amp; H2 of the DCNP and Sections 66 &amp; 72 of the Planning (LB &amp; CAs) Act 1990.</i>			
<b>22/01296/PNC</b>	<b>Agric bldg W of Moor Ho. Farm, Shincliffe</b>	CoU from barn to dwelling	OBJECT	APPROVED 17/6
Reason(s):	<i>Development is considered to fall within the required criteria to qualify as permitted dev't through provision contained within Class Q.1 of the Town &amp; Country Planning Gen. Permitted Development) (England) Order 2015 (as amended). Proposal has been assessed in terms of its impact having regard to transport and highways, noise, contamination risks, flooding risks, whether the location or siting of the building makes it otherwise impractical/undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, the design or external appearance of the building, and the provision of adequate natural light in all habitable rooms of the dwellinghouses and whilst prior approval is required for contamination risk, design &amp; external appearance and natural light, these matters are considered to be acceptable, subject to conditions, for the reasons detailed in this report. Whilst the concerns raised by the neighbouring residents are noted, for the reasons discussed they are not considered sufficient to sustain refusal of the application. In light of the above, the application is reported to the Committee with a recommendation that prior approval is required for contamination risk, design &amp; external appearance and natural light and granted, subject to the conditions listed.</i>			
<b>22/01227/AD</b>	<b>12 North Road</b>	Signage for adult gaming centre	OBJECT	REFUSED 21/6
Reason(s):	<i>By reason of their inappropriate design, materials and means of illumination the proposed fascia and projecting signage is considered to be harmful to the amenity of the surrounding streetscene and would fail to preserve or enhance the special character and significance of the Durham City Centre CA, contrary to policies 29 &amp; 44 of the CDP, Policy H2 of the City of Durham NP and Part 16 of the NPPF.</i>			