

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 20 July to 16 August 2022

| Ref. | Location | Work | Date | Officer | Response |
|-----------------------------------|--|--|------|-----------|---------------------|
| <i>From DCC weekly list 4/7:</i> | | | | | |
| 22/01818/FPA | West View, Fieldhouse Lane | Replacement timber/sash windows with double-glazed ones | 20/7 | Ackermann | Objection |
| 22/01842/FPA 22/01843/LB | 50 South Street | Demolition of rear conserv. for garden room + other alterations | 21/7 | Penman | Comment |
| 22/01879/FPA | St Chads College Chapel, 16-22 N. Bailey | Renewal of roof covering + removal of section of cladding | 22/7 | Ackermann | Support |
| <i>From DCC weekly list 11/7:</i> | | | | | |
| 22/01781/FPA | 10 Chipchase Grove | Detached double garage | 26/7 | Scott | Comment |
| 22/01897/LB | Cathedral, The College | Re-routing of cabling | 26/7 | Fenwick | Support |
| 21/03661/FPA | 8 Blaidwood Drive | Demolition of existing property + erection of 3 detached dwellings | 28/7 | Hurton | Comments |
| <i>Amendments:</i> | | | | | |
| 22/01035/FPA | Bridge Ho., North Rd | New windows (Level 3) | 26/7 | Jennings | Objection sustained |
| 22/00683/PNC (21/03650/PNC) | East Moor Leazes Farm Bungalow, Brasside | Barn to dwelling + alterations (<i>resubmission</i>) | 4/8 | Penman | Further objection |
| <i>From DCC weekly list 18/7:</i> | | | | | |
| 22/01981/RM (20/03558/OUT) | Land to the east of Regents Court, Sherburn Road | Reserved Matters for 470 dwellings | 3/8 | Blakey | Objection |
| 22/01536/FPA | Old Arbour House, Crossgate Moor | Outdoor horse arena + fencing/floodlights | 4/8 | Jennings | Objection |
| <i>From DCC weekly list 25/7:</i> | | | | | |
| 22/01940/FPA | Ramside Hall Hotel | Erection of 2 (additional) woodland lodges | 8/8 | Hurton | Objection |
| 22/01988/FPA | Court Inn, Court Lane | 1st floor/roof space to 4 x 2-bed apartments (C1) | 10/8 | Jennings | Objection |
| 22/02084/FPA | 18 Moor Crescent, Gilesgate Moor | C3 to C4 HMO including garage conversion | 12/8 | Hurton | Objection |
| <i>From DCC weekly list 1/8:</i> | | | | | |
| 22/01597/FPA | Land to the rear of 63 Crossgate | Erection of 4 dwellings | 22/8 | Hurton | Objection |

PLANNING APPLICATIONS NOTED: 20 July to 16 August 2022

| Ref. | Location | Work | Date | Officer |
|-----------------------------------|--|---|------|-----------|
| <i>From DCC weekly list 25/7:</i> | | | | |
| 22/02039/LB | University College, Durham Castle, Palace Green | Repair work to masonry on north elevation of Castle north range | 9/8 | Ackermann |
| 22/01971/FPA | Elvet Meadow Villa, Darlington Road | CoU of former sub-station land to residential garden/patio | 10/8 | Morina |
| 22/02071/VOC (22/01298/FPA) | Wear House, 14 Mandale Park, Belmont Ind. Estate | Removal of condition 5 (compliance with CDP Policy 29c) | 11/8 | Jennings |
| 22/02065/FPA | Durham University car park, Palmers Garth | Siting of temporary teaching accommodation (3 years) | 12/8 | Morina |

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| <i>From DCC weekly list 1/8:</i> | | | | |
| 22/01942/AD | Tesco, 18 North Road | Signage | 17/8 | Hurton |
| 22/02060/LB | 33A Silver Street | Refurb. of retail unit/shopfront | 17/8 | Penman |

PLANNING APPLICATIONS NOTED AT THE MEETING (16 August 2022)

| Ref. | Location | Work | Date | Officer |
|-----------------------------------|---|-----------------------------------|------|---------|
| <i>From DCC weekly list 8/8:</i> | | | | |
| 22/02205/FPA | 61 Frank St, Gilesgate Moor | C3 to C4 including rear extension | 22/8 | Hurton |
| 22/02226/LB | 2 The Old School, Broomside Lane, Belmont | Bathroom window replacement | 22/8 | Fenwick |
| <i>From DCC weekly list 15/8:</i> | | | | |
| 22/02074/AD | 33A Silver Street | Signage | 30/8 | Penman |
| 22/02224/AD | 22 The Riverwalk | Signage | 30/8 | Hurton |

OUTCOMES TO PREVIOUS RESPONSES (decided since 19 July 2022)

| Ref. | Location | Work | Trust's response | Decision/Date |
|--------------|--|--|------------------|---------------|
| 22/01588/VOC | Lowes Barn Rec Gnd | VOC 2 (approved plans) | SUPPORT | APPROVED 20/7 |
| Reason(s): | <i>It is considered that the proposal amendments are acceptable and accord with the requirements of Policies 21, 29 & 31 of the CDP, and Parts 12 & 15 of the NPPF.</i> | | | |
| 22/01093/FPA | Durham Sixth Form Centre, The Sands | 2 timber clad modular classroom blocks | OBJECT | APPROVED 21/7 |
| Reason(s): | <i>The development is considered acceptable in principle and, subject to conditions, would not have any adverse impact upon residential amenity, the character and appearance of the non-designated heritage asset and CA or highway safety in accordance with CDP Policies 6, 21, 22, 29, 31, 35, 36, 40, 44 & 45, NP Policies H1 & H2 and NPPF Parts 2, 4, 9, 12, 14, 15 & 16.</i> | | | |
| 22/01568/LB | Dun Cow Cottage, Dun Cow Lane | Replacement render to front and rear | SUPPORT | APPROVED 21/7 |
| Reason(s): | <i>Subject to the inclusion of a condition, the proposed alterations are considered to sustain and conserve the significance of the designated heritage asset in accordance with Sect. 66 of the Planning (LBs & CAs) Act 1990, the provisions of Sect. 16 of the NPPF and CDP Policy 44.</i> | | | |
| 20/03760/FPA | 4-6 Silver Street | 58-bed PBSA (upper floors) | OBJECT | APPROVED 22/7 |
| Reason(s): | <i>Proposals have been assessed against all relevant policies contained within the CDP, the City of Durham NP and the NPPF. Although some conflict is identified in relation to distance standards set out in the SPD, when assessed against remaining relevant policies, including all criteria set out in CDP the proposals are considered compliant. Para 11 of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay. As noted, a number of objections and concerns have been received. The applicant has sought to address these issues through submission of updated drawings reducing the size and scale of the scheme. Although it is acknowledged that there remains continued objection to the scheme, upon careful and detailed consideration of the proposals, it is not considered that the concerns raised are sufficient to warrant a refusal in this case.</i> | | | |
| 22/00704/FPA | 7 The Avenue | Dormer windows, roof lantern + bi-fold doors | OBJECT | APPROVED 26/7 |
| Reason(s): | <i>Proposed development is acceptable in principle and could be satisfactorily accommodated at the property without adverse impact upon residential amenity or highway safety in accordance with CDP Policies 21, 29 & 31, Parts 9, 12 & 15 of the NPPF and NP Policies D4 & S1. In addition, the development would sustain and enhance the character of the Durham City Centre CA and other designated and non-designated heritage assets in accordance with CDP Policies 44 & 45, NP Policies H1 & H2, NPPF Part 16 and Section 72 of the Planning (LBs & CAs) Act 1990.</i> | | | |
| 22/01818/FPA | West View, Fieldhouse Lane | Replacement timber/sash windows with double-glazed | OBJECT | APPROVED 29/7 |
| Reason(s): | <i>No harm is identified to the heritage significance of the designated and non-designated heritage assets concerned that would therefore be conserved. As such it would be recommended that the application is in accordance with the principles of NPPF Sect. 12 & 16, and CDP Policies 29 & 44. Proposed development would be of a scale, design and incorporates materials that would be appropriate to the host property and the character of the area. Proposed development would not result in significant adverse effects on the amenity of surrounding occupiers and accordingly, the proposals would accord with the relevant Policy and SPD in this respect.</i> | | | |

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| 21/01876/FPA | Sidegate House | Replacement house on same footprint | OBJECT | APPROVED 29/7 |
| <i>Reason(s):</i> | <i>Proposed development is considered acceptable in principle as it is located within a sustainable location in an area which has existing residential uses and replaces a present dwelling. Proposals are therefore considered to be in accordance with the presumption in favour of sustainable development as outlined in the NPPF. It is considered that the replacement dwelling would not compromise the openness of the green belt, the WHS or designated heritage assets in the surrounding area and would be in accordance with policies from the CDP (as detailed in the report).</i> | | | |
| 22/01879/FPA | St Chads Chapel, 16-22 North Bailey | Renewal of roof covering + removal of section of cladding | SUPPORT | APPROVED 1/8 |
| <i>Reason(s):</i> | <i>The proposal is considered to accord with Policies 29, 44 & 45 of the CDP, Parts 16 of the NPPF and Policies S1, H1 & H2 of the NP.</i> | | | |
| 22/00760/FPA | 12 North Road | CoU: retail to adult gaming centre | OBJECT | APPROVED 4/8 |
| <i>Reason(s):</i> | <i>Proposed CoU is considered acceptable in principle and would [NOT?] result in any adverse impact upon the vitality/viability of the city centre in accordance with CDP Policy 9, NP Policy E3 and NPPF Part 7 and would not have any impact upon the amenity of surrounding residents and highway safety in accordance with CDP Policies 21, 29 & 31. In addition, the development would sustain the special character and appearance of the Durham City Centre CA and WHS in accordance with the requirements of CDP Policies 44 & 45, H1 & H2 of the NP, Part 16 of the NPPF and Sect. 72 of the Planning (LBs & CAs) Act 1990.</i> | | | |
| 22/01035/FPA | Bridge Ho, North Rd | New windows (Level 3) | OBJECT | APPROVED 4/8 |
| <i>Reason(s):</i> | <i>Based on the amended drawings, the proposed windows are of suitable design and would sustain and enhance (albeit marginally) the special interest of the surrounding CA and the setting and views of the WHS. The proposals are therefore recommended for approval, subject to conditions, in line with policies 29, 44 & 45 of the CDP, policies H1 & H2 of the NP, Parts 12, 15 & 16 of the NPPF and Sect. 72 of the Planning (LBs & CAs) Act 1990.</i> | | | |