

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 14 December 2022 to 17 January 2023

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 5/12:</i>					
22/03456/FPA	84 Claypath (first and second floors)	2 x 5-bed HMOs (C4) incl. window changes	15/12	Morina	Objection
22/03505/FPA	DLI Museum	Refurb/extension of museum for exhibition space, café & retail.	22/12	Morina	Comment
22/03470/FPA 22/03471/LB	University College, Durham Castle	Re-landscaping of North Terrace	23/12	Woodruff	Support
22/03524/LB	University College, Durham Castle	Renovations at the Norman Chapel	23/12	Woodruff	Comment
<i>Licensing:</i>					
STACK (Durham) Ltd	4-6 Silver Street	New premises license	19/12	DCC Licensing Dept	Objection
<i>Amendments:</i>					
22/02346/FPA 22/02347/LB	Durham Police HQ, Aykley Heads	Demolition of listed police radio mast	N/A	Ollivere	Further comments
<i>Appeal:</i>					
22/01134/FPA	1 Boyd Street	Dwelling (C3) to small HMO (C4)	16/1	Hurton	Additional statement

PLANNING APPLICATIONS NOTED: 14 December 2022 to 17 January 2023

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 19/12:</i>				
22/02336/FPA	HM Prison Durham	Replacement of free-standing perimeter and lighting	3/1	Hurton
22/03617/FPA	8 Church Street	Replacement rear windows	3/1	Fenwick
22/03533/LB	68 Hallgarth Street	Replacement front door	4/1	Hurton
22/03312/FPA	19 Dalton Crescent, Neville's Cross	Formation of driveway, brick pillar and dropped kerb	9/1	Scott
<i>From DCC weekly list 23/12:</i>				
22/03637/FPA	Flat 5, Kingsgate House, 99A Hallgarth Street	Two additional attic dormers	11/1	Scott
22/03685/LB	27 North Road	Removal of chimney and render	11/1	Scott

PLANNING APPLICATIONS NOTED AT THE MEETING (17 January 2023)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 23/12:</i>				
22/03485/FPA	Aykley Vale Chambers, Durham Rd, Fram. Moor	Demolition/extension to create 18 residential dwellings	31/1	Jennings
<i>From DCC weekly list 16/1:</i>				
23/00012/FPA	110 Moor Crescent, Gilesgate Moor	C3 dwelling to a 4-bed HMO (C4), incl. external alterations	30/1	Richards
22/03645/LB	HM Prison Durham	Replacement & repair of cell windows & internal doors	31/1	Hurton
22/03766/FPA 22/03768/LB	The Old Bridge Nursery, Jubilee Place, Shincliffe	Existing nursery to 2 dwellings incl. frontage/boundary works	31/1	Morina
23/00055/FPA	32 Herons Court, Gilesgate	Dwelling (C3) to flexible use as dwelling or small HMO (C4)	1/2	Penman

OUTCOMES TO PREVIOUS RESPONSES (decided since 13 December 2022)

Ref.	Location	Work	Trust's response	Decision/Date
22/02714/LB	12-14 The College	External repairs	SUPPORT	APPROVED 15/12
<i>Reason(s):</i>	<i>Whilst there would be harm to the significance of the Grade I LB resulting from the loss of historic fabric, primarily the west elevation given the potentially high amount of renewal needed, there is clear and convincing justification for this harm based on condition and the need to reverse the deterioration processes that is in the best interests of the LB in the long term to safeguard its significance for the future generations. It would therefore be recommended that the application meets the requirements of NPPF Sect. 16 & CDP Policy 44.</i>			
21/04311/FPA	Blagdon Depot, Frankland Lane	Demolition of 6 industrial units & erection of 4 commercial units	OBJECT	APPROVED 19/12
<i>Reason(s):</i>	<i>The proposed development is considered acceptable in principle as it is located within a sustainable location in an area which has existing commercial uses and redevelops the current site. 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 redevelopment of the site would not be inappropriate development in the green belt and 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, NP & NPPF.</i>			
22/00961/FPA	William Robson House, Claypath	Part conversion to 28-bed student accommodation	OBJECT	APPROVED 20/12
<i>Reason(s):</i>	<i><u>Informal:</u> Approved at Area Planning Committee. <u>Committee Report:</u> it is considered that on balance the development is acceptable in that it provides appropriate levels of amenity space for residents, protects the privacy/amenity of existing residents whilst also being acceptable in terms of highways, drainage, land contamination and ecology in accordance with CDP Policies 6, 16, 21, 22, 25, 26, 27, 28, 29, 31, 32, 35, 36 & 43, Policies S1, D4 & T3 of the NP and NPPF Parts 2, 4, 8, 9, 11, 12 & 15. In addition, the development would preserve, and to some extent enhance, the significance of the Durham City CA, the setting of the UNESCO WHS, through the introduction of a positive use to a now vacant, former commercial building, previously occupied as office accommodation in accordance with CDP Policies 44 & 45, Policies H1 & H2 of the NP and Sect. 72 of the Planning (LBs & CAs) Act 1990.</i>			
22/02084/FPA	18 Moor Crescent, Gilesgate Moor	C3 to C4 HMO, including garage conversion	OBJECT	APPROVED 23/12
<i>Reason(s):</i>	<i>It is considered that the principle of development would accord with the requirements of CDP Policy 16 which is the principal policy against which the application should be assessed. In this regard it is noted that taking into account the proposed CoU, the percentage of HMOs already present within 100m of the property would remain considerably below the 10% threshold. When assessed against other criteria in Policy 16, and the remaining relevant policies of the CDP, it is considered that the introduction of a single small C4 HMO in this location would not unacceptably imbalance the existing community towards one dominated by HMOs, and nor would it result in any unacceptable impact upon the amenity of existing or future residents through cumulative impact from noise and disturbance from an over-proliferation of HMOs or highway safety in accordance with CDP Policies 16, 21, 22, 29 & 31 or NPPF Parts 9, 12 & 15. Whilst concerns raised by local councillors, Parish Council, local residents and the MP for the area are noted, for the reasons discussed within this [committee] report they are not considered sufficient to sustain refusal of the application.</i>			
22/02388/FPA	University Hospital of North Durham	Demolition of Dryburn House for a 2-storey Emerg. Dept & car park	OBJECT	APPROVED 11/1
<i>Reason(s):</i>	<i>The proposals have been assessed against relevant policies and are considered to accord with appropriate criteria and requirements, are acceptable in principle and, subject to conditions, would not have any unacceptable impact upon the character and appearance of the surrounding area, residential amenity, highway safety, ecology, flooding and surface water and contaminated land in accordance with CDP policies 6, 21, 29, 31, 32, 35, 36, 40, 43 & 44, Policies S1, T1, C4 & H3 of the NP and Parts 5, 6, 9, 12, 14, 15 & 16 of the NPPF. Whilst the proposal has generated public interest, the objections and concerns raised have been taken into account and addressed within the [committee] report. On balance the concerns raised were not felt to be of sufficient weight to justify refusal of this application.</i>			