

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 18 January to 21 February 2023

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 23/12:</i>					
22/03232/FPA	4-6 Silver Street	CoU: Class (E) to mixed-use (E & sui generis)	2/2	Henderson	Objection
<i>From DCC weekly list 9/1:</i>					
22/03686/FPA	Sniperley Farm (Bellway Homes)	Conversion of farm buildings to 4 residential units (C3) (resubmission)	2/2	Blakey	Objection
22/03712/OUT	Land at Sniperley Park, Pity Me (Co. Durham Land)	Up to 1,550 dwellings (C3) local centre, public house, primary school, compensatory impr. to Green Belt (resubmission)	11/2	Blakey	Objection
22/03778/FPA	Land north and east of Sniperley Farm (Bellway Homes)	Outline for ext'n to P&R + FPA for 368 dwellings & access (resubmission)	11/2	Blakey	Objection
<i>From DCC weekly list 16/1:</i>					
22/03823/FPA	3 St Monica Grove, Crossgate Moor	Dwelling (C3) to 7-bed large HMO (sui generis) incl. garage conversion	1/2	Hurton	Objection
22/03789/LB	Crook Hall & Gardens	Replacement/upgrading of fire alarm	3/2	Woodruff	Support
<i>From DCC weekly list 30/1:</i>					
23/00099/FPA	4 North End	4-bed bungalow (C3) to two 2-bed dwellings (C3)	14/2	Richards	Objection
<i>Amendments:</i>					
22/03456/FPA	84 Claypath (first and second floors)	2 x 5-bed HMOs (C4) incl. window changes	7/2	Morina	Objection sustained
22/02761/FPA	Fernhill, Newcastle Rd	Stables to 3-bed house	15/2	Jennings	Restated objection
<i>From DCC weekly list 6/2:</i>					
23/00174/FPA	41 Whinney Hill	C3 to HMO (sui generis) incl. internal works	20/2	Richards	Objection

PLANNING APPLICATIONS NOTED: 18 January to 21 February 2023

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 9/1:</i>				
22/03438/FPA	St Chads College, 16-22 North Bailey	Replacement of defective garage door (side of main bldg)	26/1	Richards
<i>From DCC weekly list 16/1:</i>				
22/03818/FPA	Crook Hall Farmhouse	2-storey rear ext'n, new porch and remodelling of garage	31/1	Richards
<i>From DCC weekly list 23/1:</i>				
23/00059/FPA	2 Mayorswell Close	Side extension	7/2	White
22/02055/FPA	Car park at Broompark Picnic Area	CoU from car park to seasonal mobile trader/catering pitch	10/2	Penman
22/03446/FPA	Car park at Wharton Park	CoU from car park to seasonal mobile trader/catering pitch	27/2	Penman
<i>From DCC weekly list 30/1:</i>				
23/00100/LB	Whitwell Grange, Sherburn Ho	Replacement guttering	13/2	Fenwick
23/00118/FPA	38 Cunningham Pl, Gilesgate	C3 dwelling to C4 (HMO)	15/2	Morina
23/00128/CEU	67 Musgrave Gdns, Gilesgate	Lawful Devt Cert. for C3 to C4	20/2	Penman

PLANNING APPLICATIONS NOTED AT THE MEETING (21 February 2023)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 10/2:</i>				
23/00208/FPA	24 Moor Crescent, Gilesgate Moor	C3 dwelling to C4 (HMO)	27/2	Woodruff
23/00139/PNT	Land adjacent to 39 Sunderland Rd, Gilesgate	Prior notification for installation of 18m Phase 8 monopole + cabinet	28/2	Woodruff

OUTCOMES TO PREVIOUS RESPONSES (decided since 17 January 2023)

Ref.	Location	Work	Trust's response	Decision/Date
STACK (Durham)	4-6 Silver Street	New premises license	OBJECT	GRANTED 19/1
Reason(s):	<i>The Sub-Committee has considered the application and determined, having regard to the licensing objectives, that this application should be granted. In reaching its decision, the Sub-Committee has considered carefully the Report of the Licensing Officer and the representations made. The Sub-Committee are mindful that any issues that could arise, may be addressed by way of a review, if so required. That had to be at the forefront of everyone's mind, going forward, especially in the preliminary stages of this new venture. Premises license granted subject to 24 conditions.</i>			
21/04160/FPA	7 Cross View Terr.	Subdivision into 2 x C3 dwellings	OBJECT	WITHDRAWN 19/1
22/01343/FPA	Durham Uni, Elvet Riverside 2 New Elvet	Installation of wrought iron fence	OBJECT	APPROVED 20/1
Reason(s):	<i>It is considered that the proposed development as amended is acceptable and will not adversely harm the character and appearance of the surrounding CA and setting of the WHS and it is recommended that this application is in accordance with the principles of Part 16 of the NPPF, Policies 44 & 45 of the CDP and H1 & H2 of the Durham City Neighbourhood Plan whilst paying due regard to conserving the significance of the designated heritage asset as well as Section 66 & 72 of the Town and Country Planning (LB & CA) Act 1990.</i>			
22/03231/LB	St Cuthbert's Society, 8-9 South Bailey	Commemorative blue plaque for Helena Rosa Duncombe Shafto	SUPPORT	APPROVED 20/1
Reason(s):	<i>The development would have no impact on the historic character and significance of the building and would therefore accord with the aims of Section 66 of the Planning (LB & CA) Act 1990, Part 16 of the NPPF and Policy 44 of the CDP.</i>			
22/02783/FPA	Fernhill Lodge, Newcastle Road	Erection of a garage	OBJECT	WITHDRAWN 1/2
22/02843/FPA	77 Hallgarth Street	Resurfacing of existing car park	COMMENT	APPROVED 1/2
Reason(s):	<i>It is considered the proposals are an acceptable form of development and accord with Parts 12, 15 & 16 of NPPF, Section 72 of the Planning (LB & CA) Act 1990 and Policies 29, 31, 40, 43, 44 & 45 of the CDP and Policies H1, H2 & S1 of the Durham City Neighbourhood Plan.</i>			
22/01988/FPA	Court Inn, Court Lane	1 st floor/roof space to 3 x 2-bed and 1 x 1-bed apartment(s) (C1)	OBJECT	APPROVED 2/2
Reason(s):	<i>The proposals have been assessed against all relevant planning policies and approval is considered warranted subject to conditions (including occupation for holiday purposes only).</i>			
22/03524/LB	University College, Durham Castle	Renovations at the Norman Chapel	COMMENT	APPROVED 3/2
Reason(s):	<i>The proposal would not be considered to adversely affect the special historic and architectural interest, and significance of the listed heritage asset. Accordingly, 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 Section 16 of the NPPF and Policy 44 of the CDP.</i>			
22/02346/FPA 22/02347/LB	Durham Police HQ, Aykley Heads	Demolition of listed police radio mast	OBJECT	REFUSED 7/2
Reason(s):	<i>The loss of the mast would fail to sustain the significance of the designated heritage asset itself, including the contribution that mast would make to the setting of the Durham City Centre CA and WHS, character of the area and sense of place. It would result in harm to the understanding of heritage assets of this nature. The level of harm to the designated heritage asset, a Grade II listed building, would be substantial and would not be outweighed by either public benefits or any other material considerations. The proposal would, therefore, be contrary to CDP Policies 44 & 45, Durham City Neighbourhood Plan Policies S1, H1, H2 & H3 and Paras 189,195, 196, 197, 200 & 201 of the NPPF.</i>			

22/00961/FPA	William Robson House, Claypath	Part conversion to 28-bed student accommodation	OBJECT	APPROVED 16/2
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. In addition, it is considered that on balance the development is acceptable in that it provides approp. levels of amenity space for residents, protects the privacy/amenity of existing residents whilst also being acceptable in terms of highways, drainage, land contamination & 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 Durham City NP and NPPF Parts 2, 4, 8, 9, 11, 12 & 15. In addition, the development would also preserve, and to some extent enhance, the significance of the Durham City Centre CA, the setting of the UNESCO WHS at Durham Castle & Cathedral, 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 Durham City NP and Section 72 of the Town and Country Planning (LB & CA) Act 1990.</i>			
22/03505/FPA	DLI Museum	Refurb/extension of museum for exhibition space, café and retail	COMMENT	APPROVED 16/2
Reason(s):	<i>It is considered that the application has sufficiently demonstrated 'very special circumstances' given its position within the Green Belt. In addition, it is considered that the proposal is considered acceptable when assessed against other aspects of local and national planning policy. The proposal, therefore, is considered acceptable subject to conditions.</i>			
22/03789/LB	Crook Hall & gardens	Fire alarm replacement/upgrading	SUPPORT	APPROVED 16/2
Reason(s):	<i>It is considered that the proposed development is acceptable and will not adversely harm the significance of the LB and based on the (report) assessment it is recommended that this application is in accordance with the principles of Part 16 of the NPPF and CDP Policy 44 whilst paying due regard to conserving the significance of the designated heritage asset as well as Section 66 of the Town & Country Planning (LB & CA) Act 1990.</i>			