

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
21 April 2023

DM/23/00241/FPA
24 Nevilledale Terrace

Dear Ms Woodruff

This application is now described as “Change of use from 6 bed dwellinghouse to 2 n. 2 bed flats”. The amended description dates from 2 February 2023, but the Application Form is still the one dated 28 January 2023 and it describes the application as “Change of use from 6 bed HMO to 2 No. Flats”.

The letter from the Trust dated 7 March 2023 demonstrated that the property was not in use as an HMO, so the amended description seems to be more accurate. However, the Proposed Floor Plan (dated on the planning portal as 22 March 2023) clearly shows that the proposed ground floor flat has only one bedroom, not the stated two.

This confusion of descriptions and plans means that the application cannot be assessed on a secure basis.

In our previous letter we emphasised that the application lacked the required Design and Access Statement. We note that one has now been supplied, but it is a woefully inadequate three pages. The first page is a photograph of the house, the second page is a location plan, and only the third page has any useful content, but even that does not address the concerns about access and amenity that we set out in our letter of 7 March 2023.

In the circumstances, the Trust wishes to maintain its objections to this application and in doing so it endorses the objections expressed by the City of Durham Parish Council in its letter of 6 April 2023.

Yours sincerely

John Lowe
Chair, City of Durham Trust