

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

**PLANNING APPLICATIONS RESPONDED TO: 23 March to 18 April 2023**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 13/3:</i>					
23/00607/VOC (20/01107/FPA)	Saffron House, Newcastle Road	VOC 10 (obscure glazing) ( <i>retrospective</i> )	29/3	Fenwick	Objection
23/00456/FPA	3 Wentworth Drive	Dwelling (C3) to HMO (C4)	30/3	Morina	Objection
<i>From DCC weekly list 20/3:</i>					
23/00445/FPA	5 New Elvet	New shop front + rear condensers	5/4	Fenwick	Objection
<i>From DCC weekly list 27/3:</i>					
23/00651/LB	27 North Road	New metal railings	10/4	Woodruff	Support
23/00711/CEU	3 Alma Terrace, Neville's Cross Bank	Lawful Dev't Certificate for CoU C3 to C4 HMO	11/4	Penman	Objection
23/00729/FPA	Ivyholme, 58 The Avenue	Replacement window & cladding to front dormer (uPVC), solar panels etc	12/4	White	Objection
23/00753/FPA	Edale 22 Crossgate Peth	Replacement porch	12/4	Fenwick	Comment
23/00792/FPA	Former Public Toilets, North Road	Conversion to café with new first floor over	24/4	Fenwick	Support

**PLANNING APPLICATIONS NOTED: 23 March to 18 April 2023**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 27/3:</i>				
23/00759/VOC (18/02199/FPA)	25 Elvet Bridge	VOC 3 (opening hours)	14/4	Richards
23/00768/FPA	15 Moor Crescent, Gilesgate Moor	C3 dwellinghouse to C4 HMO including garage conversion	14/4	Scott

**PLANNING APPLICATIONS NOTED AT THE MEETING (18 April 2023)**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 3/4:</i>				
23/00842/FPA	Stonebridge Service Station	Demolition of existing buildings for new retail and drive-thru	18/4	Morina
<i>From DCC weekly list 11/4:</i>				
23/00889/FPA	4 St Mary's Close, Shincliffe	2-storey rear ext'n, balcony and dormer + front porch extension, solar panels	25/4	Woodruff
23/00914/FPA	Land N of Wearside House, Riverside Place	Installation of Lampounette public art lighting feature (Lumiere)	25/4	Hurton
23/00781/FPA	Lyndhurst, Sherburn Road	CoU of garage to 1-person student bedsit including side extension	26/4	Hurton
<i>From DCC weekly list 17/4:</i>				
23/00628/AD	The Riverwalk	Various signage across 12 zones	3/5	Penman
23/00923/FPA	106 Bradford Crescent, Gilesgate	Dwellinghouse (C3) to HMO (C4) incl. single storey rear ext'n	3/5	Woodruff

**OUTCOMES TO PREVIOUS RESPONSES (decided since 22 March 2023)**

Ref.	Location	Work	Trust's response	Decision/Date
<b>22/02292/VOC (4/99/00534/FPA)</b>	<b>5 North Road</b>	VOC 2 to allow 24-hour opening	OBJECT	APPROVED 31/3
Reason(s):	<i>Concern has been raised that, by the applicant's own admission, the previous condition restricting the hours of use has been breached. Whilst it is clearly disappointing that the condition has not been fully complied with, it is important to note that planning legislation makes provision for planning applications to be submitted retrospectively in order to resolve breaches of planning control where they occur. As such, the retrospective nature of the application, although disappointing, cannot be afforded weight in the determination of this application. The proposed variation of opening hours is considered to have an acceptable impact on the surrounding residents due to the opening hours of nearby properties in accordance with CDP Policy 31.</i>			
<b>22/03247/FPA</b>	<b>Rushford Court, North Road</b>	New ancillary student accomm. Facilities building and landscaping	COMMENT	APPROVED 31/3
Reason(s):	<i>On most careful balance, the benefits of this proposal are now considered to outweigh the harm, therefore the application can be supported in line with relevant policies of the CDP, the City of Durham NP and relevant sections of the NPPF. The development has generated some public interest. Concerns expressed regarding the proposal have been taken into account and carefully balanced against the benefits of the scheme. Subject to conditions.</i>			
<b>23/00331/LB</b>	<b>Durham Cathedral, The College</b>	Stone renewal and structural pinning on the Monks' Garden wall	SUPPORT	APPROVED 4/4
Reason(s):	<i>Although some harm is identified, it is considered to be justified by the present condition of the wall and outweighed by longer term benefits. Therefore, the application meets the requirements of NPPF Section 16, CDP Policies 44 &amp; 45 and Neighbourhood Plan Policy H1.</i>			
<b>22/03823/FPA</b>	<b>3 St Monica Grove, Crossgate Moor</b>	Dwelling (C3) to 7-bed large HMO (sui generis) incl. garage convers.	OBJECT	APPROVED 6/4
Reason(s):	<i>The principle of development is acceptable in planning terms and would accord with the aims of Policies 6 &amp; 16 of the CDP, subject to appropriate planning conditions. When assessed against other policies of the CDP relevant to the application, it is considered that the introduction of a large HMO in this location would not unacceptably imbalance the existing community towards one dominated by HMOs, nor would it result in any unacceptable impact upon the amenity of existing or future residents through cumulative impact from an over proliferation of HMOs or highway safety in accordance with CDP Policies 6, 16, 21, 29 &amp; 31 or parts 9, 12 &amp; 15 of the NPPF. In addition, it is considered that on balance the development is acceptable in that it provides appropriate levels of amenity space for residents, protects the privacy and amenity of existing and future residents whilst also being acceptable in terms of highway safety and flooding, in accordance with CDP Policies 6, 16, 21, 29, 31, 35 &amp; 36, Policies S1, H3, D4, T1, T2 &amp; T3 of the Durham City NP and NPPF Parts 2, 4, 8, 9, 12 &amp; 15.</i>			
<b>22/03232/FPA</b>	<b>4-6 Silver Street (STACK)</b>	CoU: Class (E) to mixed use (E & sui generis)	OBJECT	APPROVED 12/4
Reason(s):	<i>The application site lies within the primary shopping area of the city centre and would see the introduction of a mixed town centre use development run by an established regional operator that would bring an under-used building back into full use. The city centre currently has an above average level of vacant units, and this proposal would enhance its vitality and viability in line with the aims of the City of Durham NP. The development is anticipated to lead to the creation of 176 full time equivalent jobs - a significant benefit in line with CDP Policy 9. It is considered that the significance and setting of the heritage assets, designated and non-designated, would be either sustained, conserved, or slightly enhanced where appropriate. As such, the proposals are deemed to accord with the principles set out in Part 16 of the NPPF, CDP policies 44, 45, 16 3f) &amp; 29, as well as NP Policies H1 &amp; H2 and sections 66 &amp; 72 of the Listed Building Act. Subject to conditions to secure acoustic and a range of other mitigation measures to safeguard the amenity of the occupants of nearby residential properties, the development would accord with CDP Policy 31. Overall, it is considered the scheme would comply with the relevant parts of the NPPF and the Development Plan (there are no material considerations which indicate otherwise).</i>			
<b>23/00343/LB</b>	<b>University College, Durham Castle</b>	Installation of steel beams to Norman Gallery floor	SUPPORT	APPROVED 14/4
Reason(s):	<i>The proposed works submitted follow the principles previously agreed on site by DCC's D&amp;C Officer and are in the best interests of the Grade I listed building to safeguard its significance for future generations. Accordingly, the application is in accordance with the principles of NPPF Section 16 and CDP Policy 44. Likewise, the proposed works would be in-line with Policy 44 protecting significance and the outstanding universal values of the site.</i>			

21/03661/FPA	8 Blaidwood Drive	Demolition of existing property + erection of 3 detached dwellings	OBJECT	WITHDRAWN 17/4
21/04262/FPA	Mount Oswald, South Road	9 dwellings and access alterations	OBJECT	APPROVED 17/4
Reason(s):	<p><i>The principle of dev't in this location has been accepted in the original Masterplan and there is an existant, implementable consent for 5 dwellings. The submitted scheme has been reduced in process from 12 to 9 units thereby reducing density and effects on the parkland and surroundings. Whilst of a lower design and sustainable quality than the approved scheme, it must be assessed on its own merits, and officers have concluded that it meets policy requirements, notwithstanding objectors' concerns for such, it meets the Framework's aspiration for delivery of high-quality homes, to widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Significant concerns relate to the implications of construction traffic, with requests for use of an alternate access. Highways Officers consider the alternative unsatisfactory. Officers suggest a detailed Construction Management Plan is an appropriate and enforceable device to mitigate these concerns, which will be complementary to controls over it in other consents. In summary, the application site is concluded on its own merits compliant with the policies in the two elements of the Development Plan and consistent with the advice in the NPPF, if approved with conditions and a legal agreement to secure elements to mitigate identified harms, ensure compliance with the scheme as presented and agree detailed elements capable of resolution by officers.</i></p>			