

c/o Blakett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
16 August 2023

**DM/23/02118/FPA**

**Change of use from a C3 Dwellinghouse (Use Class C3) to a HMO (Use Class C4)  
with associated internal alterations.  
12 The Hallgarth Durham DH1 3BJ**

Dear Ms Walton

The City of Durham Trust is concerned about the number of planning applications seeking to convert family dwellings to houses in multiple occupation. This is increasing the imbalance between the student population and the long-term resident population of Durham City. Instead we need to promote and preserve inclusive, mixed and balanced communities.

Accordingly, Trustees wish to object to this application which proposes to change the use of 12 The Hallgarth from C3 to C4. The percentage of Council Tax exempt properties within 100 metres radius of this property is 55% and so the proposed change of use of the existing property to C4 HMO is unacceptable due to being located in an area already identified as exceeding the 10% threshold set out in Policy 16.3 of the County Durham Plan. Similarly, it falls well below the 90% threshold where applications might not be resisted.

We concur with the assessment made by the County Council's Spatial Policy officers that the application fails to meet the criteria specified by Policy 16.3.

Yours sincerely

John Lowe  
Chair, City of Durham Trust