

THE CITY OF DURHAM TRUST

Web site: <http://www.DurhamCity.org>

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21 August 2023

Ms Elinor Woodruff
Planning Development Central/East
Room 4/86-102
County Hall
Durham City
DH1 5UL

Dear Ms Woodruff

**DM/23/02025/FPA and DM/23/02026/LB: Minor internal reconfiguration to become
2no capacity residential apartment, with a change of use class to C3(c),
70 Saddler Street, Durham DH1 3NP**

The City of Durham Trust considered the above applications at our meeting on 15 August 2023 and agreed to submit the following objection.

The documentation supplied with the applications is inadequate. It disregards important policies of the County Durham Plan and the entirety of the Durham City Neighbourhood Plan. It attributes the County Durham Plan and the planning authority for the area to Durham City Council. It states that the particular significance of this Grade II listed building is the interior whereas in fact the significant interest is the exterior.

The proposal is for two double bedrooms on the second and third floors, with a lounge diner/kitchen on the 1st floor, to be accessed off the narrow vennel leading to Saddlers Yard. This change of use accords in principle with Policy 9 of the County Durham Plan and Policy E3 of the Durham City Neighbourhood Plan provided that they do not have a negative impact on retail, commercial and tourism activities and the general amenity of neighbouring properties.

However, no bin storage arrangements are indicated and no cycle storage provision is shown. The property is part of the Saddlers Yard complex where bin storage arrangements are absolutely crucial in the very confined spaces. This raises issues of potential negative impact on adjacent retail and commercial activities and the general amenity of neighbouring properties as protected by DCNP Policy 9.

County Durham Plan Policy 21 on Sustainable Development includes the principle that cycle parking or secure cycle storage should be provided to facilitate increased cycle ownership and use. These applications for 70 Saddler Street make no such provision.

Whilst the proposed two double bedrooms are described as a change of use to Class 3 residential, the HMO data team have been consulted and respond that "*within a 100m radius*

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of, and including, 70 Saddler Street 68.4% of properties are Class N exempt student properties as defined by Council Tax records. The application site does not currently benefit from this exemption.” It follows that occupation of either of the apartments by three or more unrelated individuals would constitute an unauthorised change of use to C4 HMO and contrary to Policy 16.3 of the County Durham Plan.

The City of Durham Trust objects to the two applications unless arrangements for bin storage and cycle parking/storage in this extremely confined location are established.

Yours sincerely

Francis Pritchard

Hon. Secretary, City of Durham Trust