

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

DM/23/02209/FPA

Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4) to provide staff accommodation for ZG Holdings 74 Hallgarth Street Durham DH1 3AY

Dear Ms Hurton

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 reducing the number of homes available to the long-term resident population of Durham City.

Accordingly, Trustees wish to object to this application which proposes to change the use of 74 Hallgarth Street from C3 to C4. The percentage of Council Tax exempt properties within 100 metres radius of this property is 36% 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. This policy applies to all conversions from C3 to C4, irrespective of the nature of the tenants.

Yours sincerely

John Lowe

Chair, City of Durham Trust