

The City of Durham Trust
(Registered charity number 502132)

PLANNING APPLICATIONS RESPONDED TO: 16 August to 19 September 2023

Ref.	Location	Work	Date	Officer	Response
<i>Appeal:</i>					
23/00332/PNT	Land south east of Whitechurch	Installation of 15m monopole & cabinets	30/8	Hurton	Comment
<i>From DCC weekly list 24/7:</i>					
23/01996/VOC (16/03376/FPA)	17 Hallgarth Street	VOC 4 (opening hours)	17/8	Fenwick	Objection
23/02025/FPA 23/02026/LB	70 Saddler Street	Internal reconfig. with CoU to C3(c)	17/8	Woodruff	Objection
23/02080/LB	17 North Road	New mech. ventilation system; 4 rear louvres	17/8	White	Objection
23/02118/FPA	12 The Hallgarth	Dwellinghouse (C3) to HMO (C4)	17/8	Walton	Objection
<i>From DCC weekly list 31/7:</i>					
23/02209/FPA	74 Hallgarth Street	Dwellinghouse (C3) to HMO (C4)	24/8	Hurton	Objection
<i>From DCC weekly list 8/8:</i>					
23/02312/FPA	29 Silver Street	Lower floors to 2-bed duplex (C3) etc	28/8	Penman	Comment
<i>From DCC weekly list 14/8:</i>					
23/02371/FPA	4 St Margaret's Garth	Dwellinghouse (C3) to flexible use (C3/C4) incl. garage conv.	31/8	Hurton	Objection
23/02097/FPA 23/02098/AD	17 North Road	Refurb., new ventilation system and signage	1/9	Walton	Objection
23/02201/FPA	New College Durham, Framwellgate Moor	All-weather playing pitch with lighting and repositioned car park	7/9	Burnett	Objection
23/02224/FPA	4 Nevilledale Terrace	Replacement timber sash windows	7/9	Woodruff	Comment
<i>Amendments:</i>					
22/03778/FPA	Land north & east of Sniperley Farm (Bellway)	368 dwellings and associated works	22/9	Blakey	Objection maintained

PLANNING APPLICATIONS NOTED: 16 August to 19 September 2023

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 21/8:</i>				
23/02396/FPA	Former public toilets North Rd	Reinstatement of gated access	6/9	Fenwick
23/02406/LB	46 North Bailey	Installation of fencing (rear yard)	6/9	Sandford
23/02408/LB	50 Saddler Street	Installation of fencing (rear yard)	6/9	Sandford
23/02412/FPA	Elvet Riverside 2, New Elvet	Erection of 2 gates, fencing etc	6/9	Hurton
23/02451/TPO	UHND, North Road	Various tree works	6/9	Sandford
<i>From DCC weekly list 29/8:</i>				
23/02372/LB	Palace Green Library	Minor alteration within workshop	11/9	Fenwick
23/01905/FPA	Unit 7, 1-4 North Road	Conversion to 4-bed HMO	12/9	Woodruff
23/02291/FPA	Garden House Inn, North Rd	Alterations to beer garden	12/9	Fenwick
23/02507/FPA	13-17 Claypath	Demolition of council buildings	12/9	Hurton
23/02511/FPA	University Library Stockton Rd	Sculpture relocation	12/9	Woodruff
23/02435/LB	The Grey Tower, North Rd	Replacement roof + 2 rooflights	13/9	Fenwick

23/02405/FPA	46 North Bailey	Installation of fencing (rear yard)	15/9	Sandford
23/02407/FPA	50 Saddler Street	Installation of fencing (rear yard)	15/9	Sandford
23/02028/FPA 23/02029/LB	The City, 84 New Elvet	Erection of timber canopy and vertical boarding (beer terrace)	19/9	Penman
<i>From DCC weekly list 4/9:</i>				
23/02548/LB	7 South Bailey	Removable eyebolt (Lumiere)	20/9	White

PLANNING APPLICATIONS NOTED AT THE MEETING (19 September 2023)

Ref.	Location	Work	Date	Officer
<i>Amendments:</i>				
22/03712/OUT	Land at Sniperley Park (Co. Durham Land)	1,550 dwellings (C3), local centre, public house, primary school, etc	22/9	Blakey
<i>From DCC weekly list 4/9:</i>				
23/02453/FPA	6 Ash Avenue, Sherburn Road Estate	Residential (C3) to small HMO (C4) with replacement windows	20/9	Hurton
<i>From DCC weekly list 11/9:</i>				
23/02242/AD	20 & 21 The Riverwalk	Signage	25/9	Woodruff
23/02591/LB	16 South Bailey	New eyebolt (Lumiere)	25/9	Woodruff
23/02611/LB	Town Hall, Market Place	2 new eyebolts (Lumiere)	25/9	Walton
23/02630/VOC (23/00527/FPA)	15 Moor Edge, Crossgate Moor	Removal of Conditions 5 & 6 (Archaeology Monitoring)	26/9	Fenwick
23/02653/FPA	75 Illingworth Grove	Extension & garage conversion	28/9	White
23/02640/PNS	1-2 Millennium Place	Install solar PV panels	29/9	Walton
<i>From DCC weekly list 18/9:</i>				
23/02655/FPA	Josephine Butler College Main Building, South Road	Installation of solar PV panels	2/10	Walton
23/02657/FPA	Durham University Business School, Mill Hill Lane	Installation of 3 air source heat pumps + new bin compound	4/10	Walton
23/02684/FPA	31 Prebends Field, Gilesgate	Side and rear extensions	4/10	Woodruff
23/02723/FPA	11 Blaidwood Drive	New porch to front	5/10	Penman

OUTCOMES TO PREVIOUS RESPONSES (decided since 15 August 2023)

Ref.	Location	Work	Trust's response	Decision/Date
23/00729/FPA	Ivyholme, 58 The Avenue	Reparation of front dormer, new velux/windows and solar panels	OBJECT	APPROVED 17/8
Reason(s):	<i>[Following amendments] it is now considered that the proposed dev't would not create any adverse impacts on the character and appearance of the CA and therefore is considered to comply with CDP Policies 44 & 45, NPPF Part 16 and Policy H2 of the City of Durham NP.</i>			
23/01914/FPA	Reform Place, North Road	Demolish bldg for outdoor seating area + CoU to mixed (A3/A4)	OBJECT	APPROVED 1/9
Reason(s):	<i>It is considered that the principle of dev't would accord with the req'ts of CDP Policy 9. When assessed against other policies within the CDP, relevant to the application, it is not considered that [the dev't] would have a significant impact on the character/appearance of the Durham City CA and other designated and non-designated heritage assets, result in any unacceptable cumulative impact upon the amenity of existing or future residents, or have an unacceptable impact on the natural environment in regards to bats/nesting birds. The dev't therefore accords with CDP Policies 9, 21, 29, 31, 44 & 43, NPPF Parts 6, 7, 9, 12, 15 & 16, Policies H2, S1 & E4 of the Durham City NP and Sect. 66 & 72 of the Planning (LBs & CAs) Act 1990. Whilst concerns raised by the City of Durham Trust are noted, for the reasons discussed within the report they are not considered sufficient to sustain refusal of the application.</i>			
23/01996/VOC (16/03376/FPA)	17 Hallgarth Street	VOC 4 (opening hours)	OBJECT	REFUSED 1/9
Reason(s):	<i>The extension of opening hours to include Sunday evenings is likely to lead to conditions prejudicial to the levels of residential amenity those living close by can reasonably expect to enjoy and is therefore contrary to Policy E4 of the Durham City NP, Policies 29 & 31 of the CDP as well as Parts 12 & 15 of the NPPF.</i>			

23/01353/FPA 23/01354/LB	24 Hallgarth Street	Renovation of property including rear extension etc	OBJECT	APPROVED 15/9
Reason(s):	<i>The dev't would be considered to have either a neutral or positive impact on the character, appearance and significance of the LB and CA thereby according with NPPF Section 16, CDP Policy 44, NP Policy H2 and Sections 66 & 72 of the Town & Country Planning (LBs & CAs) Act. The proposal would also not have any adverse impact on the amenity of neighbouring properties, in accordance with the NPPF and Policies 29 & 31 of the CDP.</i>			
21/01789/FPA	Land at St John's Rd, Neville's Cross	Construction of 12 townhouse dwellings with assoc. works	OBJECT	REFUSED 20/9
Reason(s):	<i>The proposal would, by virtue of its scale, mass and design appear as an incongruous addition to the street scene that would have a detrimental impact upon the character and appearance of the local area including the Durham City CA causing less than substantial harm to the designated heritage asset, which would not be outweighed by the wider public benefits. The proposal is therefore in conflict with Durham City NP Plan Policies S1, D4 & H2, CDP Policy 44, NPPF Part 16 and Section 72 of the Planning (LBs & CAs) Act 1990.</i>			