

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

**PLANNING APPLICATIONS RESPONDED TO: 19 September to 17 October 2023**

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
23/00591/OUT	Land north & east of Sniperley Farm (Bellway)	370 dwellings (all matters reserved except access)	22/9	Blakey	Concerns
23/00241/FPA	24 Nevilledale Terrace	6-bed dwellinghouse to 2 x 2-bed flats	25/9	Woodruff	Further objection
<i>Appeal:</i>					
22/01650/FPA	1 Larches Road	HMO extension (6-bed to 9-bed)	28/9	Penman	Further objection
<i>From DCC weekly list 4/9:</i>					
23/02538/FPA 23/02539/LB	90 Gilesgate	Attic conversion (+ skylights) & outbuilding to office space	28/9	Walton	Objection
<i>From DCC weekly list 11/9:</i>					
23/02236/FPA	1 Beech Crest	Sub-divide dwelling (C3) into 3 flats	25/9	Hurton	Objection
23/02301/FPA	1-6 Lambton Walk	Front windows: timber to uPVC	25/9	White	Comment
23/02622/FPA	Land south of South College, The Drive	74-bed care home facility (C2) with assoc. works	29/9	France	Comments
<i>From DCC weekly list 18/9:</i>					
23/02672/FPA	Land south of South College, The Drive	Access road to serve commercial area	3/10	France	Comments
23/02700/FPA	58 Bradford Crescent, Gilesgate	Dwelling (C3) to small HMO (C4) incl. an ext'n	4/10	Hurton	Objection

**PLANNING APPLICATIONS NOTED: 19 September to 17 October 2023**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 11/9:</i>				
23/02613/FPA	Farnley Hey, Farnley Hey Rd	Various works	25/9	Richards
23/02530/FPA	Sidegate House	Demolition for extensions, etc	28/9	Hurton
<i>From DCC weekly list 18/9:</i>				
23/02725/FPA	4 Monks Crescent, Gilesgate	Dwellinghouse (C3) to HMO (C4)	4/10	Hurton
23/02692/FPA	16 Kepier Crescent, Gilesgate Moor	Dwelling (C3) to small HMO (C4) including a side extension	5/10	Richards
<i>From DCC weekly list 25/9:</i>				
23/02038/AD	23 Silver Street	Hand painted sign (existing fascia)	16/10	Scott
<i>From DCC weekly list 2/10:</i>				
23/02573/LB	12 Elvet Bridge	Internal alterations, signage etc	16/10	Richards
23/02778/FPA	Land SE of School House, Bank Foot, Shincliffe	Erection of stable block, shed, hardstanding etc ( <i>retrospective</i> )	17/10	Sandford
23/02805/VOC (17/01235/FPA)	5 The Old Sawmill, Shincliffe	VOC 2 (approved plans) for flat roof on ext'n, roof lantern etc	17/10	White
23/02808/FPA	Coarse Restaurant, Reform Place, North Road	Change of use from a flat to dining space for restaurant use	18/10	Richards
23/02825/LB	8 The College	Replacement signage	18/10	Sandford
23/02826/LB	1 The College	Removal of signage	18/10	Sandford
23/02841/PA	2 Burn Hall	Prior approval for loading bay	18/10	Scott

23/02819/LB	12-15 The College	Replacement signage	19/10	Woodruff
23/02822/LB	Cathedral Office, The College	Replacement signage on wall of Chapter Clerk's Office	19/10	Woodruff
23/02823/LB	Cathedral, The College	New signage on DLI Garden wall	19/10	Sandford
23/02824/LB	Bailey Gardens, South Bailey	Replacement signage on gate	19/10	Sandford
23/02829/LB	Porters Lodge, The College	Removal of noticeboard for new signage/ stonework repair	19/10	Richards
23/02820/LB	16 The College	Replacement signage/ repointing	20/10	Woodruff

#### PLANNING APPLICATIONS NOTED AT THE MEETING (17 October 2023)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 9/10:</i>				
23/02821/LB	The Deanery, The College	Replacement signage	26/10	Richards
<i>From DCC weekly list 16/10:</i>				
23/02624/FPA	2 Alder Lea Close, Gilesgate Moor	Relocation of detached garage (resubmission)	30/10	White
23/02926/LB	Norman Gallery, University College	Investigation of gallery floor structure via 6 trial holes	31/10	White
23/02963/TPO	Grey Lodge, Whitesmocks	Various tree works	31/10	Beveridge
23/02810/FPA	Brasside Pumping Station, Rowan Drive	Pipe bridge and associated works	2/11	Sandford
23/02879/FPA	15 & 16 Neville Square, Merryoaks	Conv. of semi-detached properties into single dwelling (C3) incl. new porch, fenestration changes etc	2/11	Morina
23/03000/LB	Hollingside House, Hollingside Lane	Dismantle/rebuild section of boundary wall with replacement coping stones	2/11	Sandford
23/02989/AD	Units 40-41, Riverwalk	Signage	6/11	Penman

#### OUTCOMES TO PREVIOUS RESPONSES (decided since 19 September 2023)

Ref.	Location	Work	Trust's response	Decision/Date
23/01564/FPA 23/01565/LB	Big Jug, 83 Claypath	Various alterations/repairs	CONCERNS	APPROVED 20/9
Reason(s):	<i>The development would have a neutral impact on the CA, and the structural works needed would secure the future use of the building, and would therefore be in accordance with the NPPF, CDP Policies 29, 44 &amp; 45 and NP Policies S1, H1 &amp; H2. The proposal is also considered not to cause any significant loss of amenity to neighbouring properties and would be in accordance with the NPPF, CDP Policies 29 &amp; 31 and Sect. 72 of the Town &amp; Country Planning (LB &amp; CAs) Act. The proposed works would secure the structural soundness of a Grade II LB and refurbish the interior improving its vitality and viability. The external works to the rear are not considered to cause any harm to the significance of the heritage asset. As a result, the proposed works would be either neutral or beneficial, and would be in accordance with the NPPF Part 16, CDP Policy 44 and Durham City NP Policy H2.</i>			
23/02080/LB 23/02097/FPA 23/02098/AD	17 North Road	Refurbishment with new mechanical ventilation system (rear louvres) and signage	OBJECT	APPROVED 5/10
Reason(s):	<i>Proposed works would not have any unacceptable impact upon the historic fabric of the Grade II LB and would assist in reintroducing a positive use to the property thereby securing the long-term viability of the heritage asset in accordance with the aims of NPPF Sect. 16, CDP Policy 44 and Sect. 66 of the Planning (LB &amp; CAs) Area Act 1990. Proposal is considered acceptable in principle and represents the reintroduction of a previous positive use to the property. The site occupies a sustainable location within the commercial centre and is readily access by sustainable transport means incl. bus and train. By reason of size, scale, design and materials the proposed external alterations could be satisfactorily accommodated without adverse impact to amenity of surrounding residents, the character/appearance of the street scene and highway safety in accordance with the aims of CDP Policies 21, 29 &amp; 31, NPPF Parts 9, 12 &amp; 15 and Policies S1, E4 &amp; T1 of the Durham City NP. In addition, the</i>			

	<p><i>proposal would see the reintroduction of a positive use to a currently vacant Grade II LB set within the centre of the city on one of the main routes towards the centre of the CA and WHS. As such, it would have some positive benefit in this regard. In all other respects the proposed works could be satisfactorily accommodated whilst preserving, and in some cases, enhancing the special character/appearance of the CA, setting of the WHS, historic fabric of the Grade II LB and others in the locality in accordance with the aims of CDP Policies 44 &amp; 45, Policies H1 &amp; H2 of the Durham City NP, NPPF Part 16 and Sect. 66 &amp; 72 of the Planning (LB &amp; CAs) Act 1990. Proposed advertisements are not considered to result in any adverse visual impacts on the building or character/appearance of the CA in accordance with NPPF Paras 12 &amp; 16, CDP Policies 29, 44 &amp; 45 and Policy H2 of the Durham City NP. The development will not lead to an adverse impact in accordance with CDP Policies 21, 29 &amp; 31 and NPPF Part 15.</i></p>			
<b>23/00241/FPA</b>	<b>24 Nevilledale Terrace</b>	6-bed dwellinghouse to 2 x 2-bed flats (amended)	OBJECT	REFUSED 11/10
<b>Reason(s):</b>	<p><i>The change of use of the property to 2no. 2-bed flats would be attractive for student occupation and would therefore have an adverse impact upon the amenity of existing residents through increased noise, disturbance, anti-social behaviour and pollution, due to the property being located in an area with a high concentration of student occupied HMOs, contrary to the aims of CDP Policy 31 and Parts 12 &amp; 15 of the NPPF.</i></p>			