

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

**PLANNING APPLICATIONS RESPONDED TO: 18 October to 21 November 2023**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 5/6:</i>					
23/01077/FPA	Land to N of Industrial Estate, Frankland La.	26 holiday lodges, security office, assoc. recreational hub, etc	N/A	Penman	Further objection
<i>From DCC weekly list 25/9:</i>					
23/02504/FPA	45A Sunderland Road, Gilesgate	Alterations/extensions + CoJ to 4 x small HMOs (C4) (one existing HMO)	17/10	Penman	Objection
<i>From DCC weekly list 2/10:</i>					
23/02860/FPA	9 Monks Crescent, Gilesgate	Raising of garage roof ( <i>retrospective</i> )	19/10	Richards	Comment
<i>From DCC weekly list 9/10:</i>					
23/02859/FPA	5 Monks Crescent, Gilesgate	Raising of garage roof ( <i>retrospective</i> )	24/10	Richards	Comment
<i>From DCC weekly list 23/10:</i>					
23/02988/FPA	10 Mavin Street	Dwellinghouse (C3) to HMO (C4)	8/11	Woodruff	Objection
23/02958/AD	84 Claypath	Illuminated fascia sign	10/11	Woodruff	Objection
23/02836/AD	Cathedral, The College	External wayfinding signs	16/11	Richards	Support
23/03060/LB	36 Saddler Street	Repairs to shop front	16/11	Woodruff	Support
<i>Appeal:</i>					
22/03712/OUT (X1355/W/23/ 3330836)	Land at Sniperley Park (Co. Durham Land)	Up to 1,550 dwellings, local centre, primary school etc ( <i>resubm.</i> )	16/11	Blakey/ Dutton	SoC: further objection
<i>From DCC weekly list 6/11:</i>					
23/03221/FPA 23/03222/LB	39 Saddler Street	Refurb. of shop front with new lighting + framework for plants	21/11	Woodruff	Objection

**PLANNING APPLICATIONS NOTED: 18 October to 21 November 2023**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 16/10:</i>				
23/02892/FPA	1 Almoners Barn	Detached 2-storey replacement dwelling & 1.5-storey annexe	1/11	Richards
<i>From DCC weekly list 23/10:</i>				
23/02409/LB	128 Gilesgate	Replacement windows	8/11	White
23/03056/FPA	University Hospital of North Durham, North Road	Alteration/refurb/extension within medical physics building	15/11	Morina
<i>From DCC weekly list 6/11:</i>				
23/03212/TPO	Sheraton Park, north of Kirkwood Dr., Neville's Cross	Tree works	21/11	White
23/03228/TPO	Land N of Richardby Cres.	Tree works	24/11	White
23/03256/TPO	Miners Hall, Flass Street	Tree works	27/11	Woodruff
<i>From DCC weekly list 13/11:</i>				
23/02919/FPA	LSSU, Science Site	Ventilation system works, etc	30/11	Penman

**PLANNING APPLICATIONS NOTED AT THE MEETING (21 November 2023)**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 13/11:</i>				
23/03302/VOC (22/02767/FPA)	12 Ferens Park	VOC 2 (Approved Plans) to add window to side of rear ext'n	5/12	Sandford
<i>From DCC weekly list 20/11:</i>				
23/03318/FPA	9 Eden Terrace, Dragonville	Dwellinghouse (C3) to small HMO (C4)	6/12	Morina
23/03037/AD	Unit M Arnison Retail Centre	New signage	7/12	Scott
23/03337/FPA	UHND, North Road	Refurbishment of mortuary dept	7/12	Hurton

**OUTCOMES TO PREVIOUS RESPONSES (decided since 17 October 2023)**

Ref.	Location	Work	Trust's response	Decision/Date
23/01777/FPA	29-33 Neville St. (ground/1 <sup>st</sup> floors)	Takeaway/bar to a large HMO including alterations	OBJECT	REFUSED 18/10
Reason(s):	<i>Proposed change of use of the property to create a large 9-bed HMO would be unacceptable, due to 71.0% of existing properties within 100m of 29 Neville Street and 70.1% of existing properties within 100m of 30-33 Neville Street being Class N exempt student properties as defined by Council Tax, and therefore exceeding the 10% threshold set out within CDP Policy 16 Part 3. The development would therefore further unbalance the existing community and have a detrimental impact upon community cohesion and adversely affect the amenity of existing residents from increased noise and disturbance. On that basis, the proposal is considered to be contrary to CDP Policies 6, 29 &amp; 31.</i>			
23/01975/FPA	Hallgarth Care Home, Hallgarth St.	Care home (C2) to 69-bed PBSA	OBJECT	REFUSED 27/10
Reason(s):	<i>The proposed change of use of the building would, in the context of resulting in 31.3% of properties within 100m of and including the application site being registered as exempt from Council Tax as student properties, further unbalance the area and have a detrimental impact upon community cohesion and would further adversely affect the amenity of existing residents within the local area from increased noise and disturbance. Therefore, the proposal is considered contrary to CDP Policies 16 &amp; 31 and NPPF Paras 92, 130 &amp; 185.</i>			
23/01710/AD 23/01709/FPA	22 Silver Street	Replacement shop front, new gable window & signage	OBJECT	APPROVED 2/11 APPROVED 17/11
Reason(s):	<i>The application complies with the requirements of NPPF Sects. 12 &amp; 16, CDP Policies 29, 44 &amp; 45, and NP Policies S1, H1 &amp; H2. The proposals are acceptable in terms of amenity and public safety and are therefore in accordance with the requirements of the NPPF and relevant development plan policies. The proposed alterations to the shop front and gable elevation are considered acceptable and taken [in] isolation would preserve the character and appearance of the CA and to some extent would deliver a modest enhancement through the reintroduction of a positive use to previously vacant unit. Similarly, the proposal would cause no harm to the OUV of the WHS in accordance with CDP Policies 44 &amp; 45, Policies H1 &amp; H2 of the Durham City NP, NPPF Part 16 and Sect. 72 of the Planning (LB &amp; CA) Act 1990. In addition, the development not have any adverse impact upon the vitality and viability of the commercial city centre or residential amenity in accordance with the aims of CDP Policies 9, 29 &amp; 31, Policy S1 of the DCNP and NPPF Parts 6, 7, 12 &amp; 15.</i>			
23/01772/FPA	Land to the east of Diamond Terrace	Car park with associated landscaping	OBJECT	WITHDRAWN 7/11
23/01557/TPO	East Durham & Houghall College	Various works to trees	OBJECT	APPROVED 16/11
Reason(s):	<i>The tree officer has stated that the tree survey is part of a wider management plan for the site, close to roads/footpaths and therefore raises no objections to the proposals. The officer has noted that T62 is Hornbeam, not Oak as stated within the tree schedule. Although the objection is noted with regards a small number of trees, it is considered in this instance that the works form part of wider management and no objection is raised. Subject to conditions (incl. a condition to ensure that the trees are replaced within the next planting season following their removal), there are no objections to the proposals and the works are deemed acceptable in the interests of good arboricultural practice. The scheme would accord with objectives outlined in relevant planning policies and guidance.</i>			
23/02371/FPA	4 St Margaret's Garth	Dwellinghouse (C3) to flexible use (C3/C4) incl. garage conv.	OBJECT	REFUSED 20/11

Reason(s):	<i>The proposed change of use from a C3 dwellinghouse to a flexible use as a dwellinghouse (Use Class C3) and small HMO (Use Class C4) (utilising Class V of Part 3 of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015) is unacceptable due to 64% of properties within 100m of the application site being registered as Council Tax Class N Exempt, exceeding the 10% threshold set out in Policy 16 Part 3 of the CDP. The proposals would not benefit from any other exceptions within this policy and the proposal would result in further imbalance in the community and have a detrimentally impact upon residential amenity from increased noise and disturbance contrary to CDP Policies 16, 29 &amp; 31 and NPPF paras 92 and 130.</i>
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