

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

**PLANNING APPLICATIONS RESPONDED TO: 12 December 2023 to 16 January 2024**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 27/11:</i>					
23/03376/LB	Ushaw College, College Road, Esh	Int'l alterations to Museum Wing entrances; anti-shatter film to windows	21/12	Pallas	Support
23/03400/FPA	First Floor Office, Bridge House, North Rd	Office use (E) to PBSA (sui generis) providing 8 x studio apartments	21/12	Richards	Objection
<i>From DCC weekly list 4/12:</i>					
23/02414/FPA	80 Hallgarth Street	Extensions to a small HMO (C4)	19/12	Penman	Objection
23/02245/FPA	10 Market Place	New shop window and doorway; repairs	22/12	Richards	Support
<i>From DCC weekly list 11/12:</i>					
23/01661/FPA	Rowanwood, Clay Lane	Demolition (C3) for 9 small HMOs (C4) + 1 large HMO in 3 blocks - 65-beds	4/1	Morina	Objection
<i>From DCC weekly list 18/12:</i>					
23/02439/FPA	28 Albert Street	Conservatory to rear ext'n + rooflights, etc	11/1	White	Objection
23/03526/FPA	4 Back Mount Joy	Single storey rear extension	11/1	Walton	Objection
23/03666/FPA 23/03667/LB	University College, Durham Castle	Renewal of drainage system to north terrace	11/1	Woodruff	Support
<i>Additional:</i>					
23/02622/FPA	Land south of South College, The Drive	74-bed care home facility (C2) and assoc. works	N/A	France	Support
<i>Appeals:</i>					
22/03778/FPA (X1355/W/23/3333600)	Land north and east of Sniperley Farm (Bellway)	Hybrid for up to 368 dwellings and assoc. works ( <i>resubmission</i> )	4/1	Blakey/Dutton	SoC: further objection
23/00241/FPA (X1355/W/23/3334353)	24 Nevilledale Terrace	6-bed dwellinghouse to 2 x 2-bed flats	11/1	Woodruff/Smith	Further objection
<i>From DCC weekly list 22/12:</i>					
23/03752/FPA	Cross View House, Neville's Cross	Dwellinghouse (C3) to large HMO (sui generis)	12/1	Morina	Objection

**PLANNING APPLICATIONS NOTED: 12 December 2023 to 16 January 2024**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 11/12:</i>				
23/03029/FPA	Framwellgate Moor Community Centre	New condensing boilers and ASHPs	26/12	Penman
23/03584/TPO	Land west of 24 Westhouse Avenue, Neville's Cross	Tree works	27/12	Fenwick
23/02621/FPA	12 Elvet Bridge	Replacement window and 2 rear extractor fans	4/1	Richards
23/03563/FPA	57 Hawthorn Terrace	Replacement shop front windows	16/1	Fenwick
<i>From DCC weekly list 18/12:</i>				
23/03636/AD	Premier Inn, Freemans Place	3 illuminated fascia signs	10/1	Scott

23/03641/LB	68 Hallgarth Street	Replacement windows to front	26/1	Hurton
<i>From DCC weekly list 22/12:</i>				
23/03742/VOC (19/02459/FPA)	13 Mowbray Street	VOC 2 (approved plans) to alter roof to mono pitched design	25/1	Richards
23/03743/FPA	Goldrill, Farnley Hey Road	Extensions, raised terrace, etc	25/1	Hurton
23/03747/FPA 23/03748/LB	Vane Tempest Hall, Maynards Row, Gilesgate	Installation of a 5.28m flagpole to support 3 antennas, etc	25/1	Woodruff
23/03758/FPA	10-11 Silver Street	Upper floors to a 6-bed HMO and a 3-bed HMO (C4), etc	25/1	Morina

**PLANNING APPLICATIONS NOTED AT THE MEETING (16 January 2024)**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 8/1:</i>				
23/03199/AD	12 Elvet Bridge	Non-illuminated sign	24/1	Woodruff
<i>From DCC weekly list 15/1:</i>				
23/03860/FPA	10 Hawthorn Terrace	Replacement windows	1/2	White
<i>Appeals:</i>				
21/01789/FPA (APP/X1355/W/ 23/3334662)	Land at St John's Road, Neville's Cross	Construction of 12 townhouse dwellings with associated works	24/1	Morina
23/01777/FPA (APP/X1355/W/ 23/3335220)	29-33 Neville Street (ground/first floors)	Hot food takeaway/bar to a large HMO (sui generis) including alterations	24/1	Penman
21/01404/FPA (APP/X1355/W/ 23/3335663)	Leamside Equestrian Centre, Pit House Lane	Football centre: 20 pitches, new building and car parking	1/2	France
23/02700/FPA (APP/X1355/W/ 23/3334953)	58 Bradford Crescent, Gilesgate	Dwellinghouse (C3) to small HMO (C4) including an ext'n	1/2	Hurton

**OUTCOMES TO PREVIOUS RESPONSES (decided since 11 December 2023)**

Ref.	Location	Work	Trust's response	Decision/Date
23/02860/FPA	9 Monks Crescent, Gilesgate	Raising of garage roof (retrospective)	COMMENT	APPROVED 12/12
Reason(s):	<i>By reason of its limited scale, position, design and external material the works have not resulted in any adverse impact to the character and appearance of the host property or surrounding street scene or the residential amenity of adjacent occupiers in accordance with NPPF Parts 12 &amp; 15, CDP Policies 29 &amp; 31 and DCC's Residential Amenity Standards SPD.</i>			
23/02859/FPA	5 Monks Crescent, Gilesgate	Raising of garage roof (retrospective)	COMMENT	APPROVED 14/12
Reason(s):	<i>By reason of its limited scale, position, design and external material the works have not resulted in any adverse impact to the character and appearance of the host property or surrounding street scene or the residential amenity of adjacent occupiers in accordance with NPPF Parts 12 &amp; 15, CDP Policies 29 &amp; 31 and DCC's Residential Amenity Standards SPD.</i>			
23/03290/TPO	3 Woodland Close, Bearpark	Felling of two oak trees	OBJECT	REFUSED 20/12
Reason(s):	<i>The two oak trees are considered to be in good health and condition with no signs of ill health or structural defects. No evidence has been provided to substantiate the reasons for the felling of the two trees. The felling of the two oak trees is therefore considered unjustified and would have a detrimental impact upon the visual amenity and character of the area contrary to the aims of the TPO and in conflict with CDP Policy 40 and Part 15 of the NPPF.</i>			
23/01991/FPA	Coach House, Crook Hall, Sidegate	CoU of ground floor residential (C3) to offices (E) (retrospective)	SUPPORT	APPROVED 21/12
Reason(s):	<i>It is considered that the proposed development would be acceptable and would not have any adverse impacts upon the character and appearance of the area, upon the residential amenity of nearby properties or highway safety in compliance with CDP Policies 21, 29, 31, 39, 40 &amp; 44, Parts 9, 12, 15 &amp; 16 of the NPPF.</i>			

<b>23/02988/FPA</b>	<b>10 Mavin Street</b>	Dwellinghouse (C3) to HMO (C4)	OBJECT	REFUSED 21/12
Reason(s):	<i>The proposed change of use from C3 dwellinghouse to C4 HMO is unacceptable, due to 65.1% of existing properties within 100m of the application site 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. The development would not provide sufficient internal amenity space in that bedroom 4 would fail to meet the Nationally Described Space Standards contrary to CDP Policy 29 e) which requires new development to provide high standards of amenity and privacy.</i>			
<b>APP/X1355/W/23/3326396</b>	<b>Land south east of Whitechurch</b>	PNT for the installation of a 15m monopole and cabinets	CONCERNS	DISMISSED 28/12
Reason(s):	<i>The proposal would have a neutral effect upon the setting of the WHS. Nevertheless, I have concluded that the siting/appearance of the proposed telecoms mast in this location would not preserve or enhance the character or appearance of this part of the Durham City CA and would therefore harm the significance of the designated heritage asset as a whole. I have balanced the proposal against the public benefits taking into account the need for improved network coverage and the possibility of any suitable alternatives. I have found that there is an acute absence of reliable evidence to demonstrate the need for the 5G network in this locality and there are ambiguities within the outcome of the alternative site selection. These matters attract significant weight and outweigh the benefits associated with it.</i>			
<b>23/03470/LB</b>	<b>52 South Street</b>	Rear window replacement	SUPPORT	APPROVED 8/1
Reason(s):	<i>Based on the information provided removal of the single rear window would be considered suitably justified. The proposed replacement window would be a traditional timber painted vertical sliding sash replicating the existing glazing configuration with slim heritage double glazing included that would be considered to conserve the character, appearance, and significance of the listed heritage asset. On this basis, it would be recommended that the application is in accordance with the requirements of NPPF Section 16 and CDP Policy 44.</i>			
<b>23/03376/LB</b>	<b>Ushaw College, College Road, Esh</b>	Internal alterations to Museum Wing entrances; anti-shatter film to windows	SUPPORT	APPROVED 10/1
Reason(s):	<i>The scheme is not considered to result in harm to the significance of the listed heritage asset or its setting within the wider site in accordance with Section 66 of the Planning (LBs &amp; CAs) Act 1990, CDP Policies 29 &amp; 44 and Parts 12 &amp; 16 of the NPPF. The application is therefore recommended for approval, with a condition attached in relation to the submission of details regarding the secondary glazing system.</i>			
<b>23/02622/FPA</b>	<b>Land south of South College, The Drive</b>	74-bed care home facility (C2) and associated works	COMMENTS SUPPORT	REFUSED 12/1
Reason(s):	<i>The development will result in unacceptable economic impacts upon existing older persons accommodation provision and providers in County Durham, compromising economic growth, taking into account both local business needs and wider opportunities for development, contrary to paragraph 85 of the NPPF.</i>			
<b>23/02201/FPA</b>	<b>New College Durham, Framwellgate Moor</b>	All-weather playing pitch with lighting & repositioned car park	OBJECT	APPROVED 11/1
Reason(s):	<i><u>Informal</u>: Approved at County Planning Committee. <u>Committee Report</u>: Overall, the proposed dev't would provide a significant benefit to the community, be sustainable, well designed, and in keeping with and complementary to its campus context surroundings and would be in accordance with CDP Policies 6 &amp; 26, alongside providing a facility to respond to an evidence need for AGP provision in the region and county. Notwithstanding the above benefits, it is acknowledged that the proposals would result in a degree of harm to both residential amenity, resulting from visual impact per Policy 31, and landscape impacts from short range views from the public footpaths per Policy 39. Undertaking the required 'planning balance' of the merits of the scheme against its harms per the adopted Dev't Plan, the proposals are considered to be acceptable subject to proposed mitigations and other suggested conditions.</i>			
<b>23/02728/FPA</b>	<b>53 Hallgarth Street</b>	Replacement front door (uPVC) (retrospective)	OBJECT	REFUSED 16/1
Reason(s):	<i>The replacement door, by reason of its materials, design and appearance, does not preserve or enhance the character or appearance of the Durham City CA. Therefore, the proposal is considered contrary to NPPF Section 16, CDP Policy 44, and the Durham City NP Policy H2.</i>			