

c/o Blakett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
28 February 2024

DM/24/00129/FPA 15 Mistletoe Street
Loft conversion comprising rear dormer window with additional bedroom
and en-suite to existing five bedroom HMO

Dear Mr Fenwick

The City of Durham Trust objects strongly to this application for two reasons.

Firstly, the *Design, Access and Heritage Statement* submitted with the application is for a completely different property, namely 3 Lawson Terrace, For this reason alone the application should not have even been verified. The Trust would ask that if a new application is submitted the time for responding should be appropriately extended.

Secondly, the application is clearly in conflict with Policy 16.3 of the *County Durham Plan*. The relevant section states:

“In order to promote create and preserve inclusive, mixed and balanced communities and to protect residential amenity, applications for new build Houses in Multiple Occupation (both Use Class C4 and sui generis), **extensions that result in specified or potential additional bedspaces** and changes of use from any use to:

a Class C4 (House in Multiple Occupation), where planning permission is required; or a House in Multiple Occupation in a sui generis use (more than six people sharing) will not be permitted if:

a. including the proposed development, more than 10% of the total number of residential units within 100 metres of the application site are exempt from council tax charges (Class N Student Exemption)” (Emphasis added).

This proposed extension would result in an increase of bed spaces from 5 to 6 and the percentage of HMOs within 100 metres is officially 74.1%. The application should be dismissed on this ground alone.

Yours sincerely

John Lowe
Chair, City of Durham Trust