

c/o Blackett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
21 March 2024

**DM/24/00586/VOC**  
**Saffron House, Newcastle Road, Durham**

Dear Mr Spurgeon

The City of Durham Trust is strongly opposed to this further attempt to wriggle out of a planning condition that was clearly imposed when the original planning approval was granted. Condition 10 of the original planning approval (DM/20/01107/FPA) states:

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor en-suite windows within the north and south side elevations of the dwelling shall be non-opening and obscured to level 3 or higher of the Pilkington scale of privacy or equivalent. The windows shall be maintained thereafter in perpetuity.*

Despite the clear requirement that the windows should be “non-opening” and “maintained thereafter in perpetuity”, an application was submitted (DM/23/00607/VOC) to allow them to open and this was refused.

Now we have yet another attempt to overturn a condition that was to be “maintained thereafter in perpetuity”. In fact the windows have never complied with this condition and the Trust understands that this breach is the subject of enforcement action (EN/23/00120). The current application is obviously an attempt to avoid the penalty for breaching the condition.

There is evidence on the planning portal of multiple breaches of conditions by the applicant who must not be allowed to get away with this flagrant flaunting of this condition. Otherwise it brings the planning system itself into disrepute.

Yours sincerely

John Lowe  
Chair, City of Durham Trust