

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

**SUMMARY DATA: 17 January to 20 February 2024**

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
20	3	-	-

**PLANNING APPLICATIONS RESPONDED TO: 17 January to 20 February 2024**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 15/1:</i>					
24/00007/FPA	44 Claypath	Ground floor office (E) to small HMO (C4)	30/1	Hurton	Objection
24/00016/FPA	22 Nevilledale Terrace	Refurb. of roof, windows, doors etc	31/1	Walton	Objection
<i>From DCC weekly list 5/2:</i>					
24/00110/FPA	Crestholme, The Avenue	C3 dwelling to C4 HMO	20/2	Richards	Objection

**PLANNING APPLICATIONS NOTED: 17 January to 20 February 2024**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 15/1:</i>				
23/03325/FPA	Anvil, Abbey Road, Pity Me	Dwelling (C3) to supported living accommodation (C2)	5/2	Spurgeon
<i>Amendments:</i>				
22/01606/FPA	50 The Avenue	Repl. rear ext'n, bay window, etc	1/2	Scott
23/02224/FPA	4 Nevilledale Terrace	Replacement timber sash windows	23/2	Woodruff
<i>From DCC weekly list 22/1:</i>				
24/00092/FPA	Basement Flat, 2 Albert St.	Retention of PIR roofing insulation	9/2	White
24/00130/FPA	Ushaw Historic House, Chapels and Gardens	Temporary car park to surfaced visitor car park	12/2	Henderson
24/00069/FPA	8 Hilda Close	Dwelling (C3) to 4-bed HMO (C4)	27/2	Penman
<i>From DCC weekly list 29/1:</i>				
24/00136/FPA	8 Nevilledene, Crossgate Moor	Ext'ns, garage conversion, etc	16/2	Beveridge
23/02806/LB	Mill House, South St. Banks	Replacement exterior doors	19/2	White

**PLANNING APPLICATIONS NOTED AT THE MEETING (20 February 2024)**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 5/2:</i>				
24/00195/FPA	3 Nevilledene, Crossgate Moor	Garage conversion/roof change	22/2	Walton
24/00197/LB	7 Owengate	Internal + external alterations	22/2	Woodruff
24/00206/TPO	Land east of Symeon Manor, 1 Symeon Court	Various tree works	26/2	Beveridge
<i>Amendments:</i>				
23/02439/FPA	28 Albert Street	Conservatory to rear extension + rooflights	27/2	White
<i>From DCC weekly list 12/2:</i>				
24/00316/FPA	Durham CCC, Riverside Chester-le-Street	152-bed hotel with ext'l tiered seating overlooking the pitch	4/3	Harvey
24/00009/FPA	5 Valeside	Demolition of existing for new dwelling	7/3	Sandford

From DCC weekly list 19/2:				
24/00347/FPA	23 Witton Grove, Framwellgate Moor	Large extensions	7/3	White
24/00256/LB	The Grey Tower, North Road	Rooflights and new windows/door	14/3	Fenwick
<i>Appeal:</i>				
23/02118/FPA (APP/X1355/W/ 24/3337793)	12 The Hallgarth	Dwellinghouse (C3) to HMO (C4) with associated internal alterations	11/3	Walton

### OUTCOMES TO PREVIOUS RESPONSES (decided since 16 January 2024)

Ref.	Location	Work	Trust's response	Decision/Date
23/03179/FPA 23/03180/LB	6-7 Market Place	Removal of Barclays signage and fittings	OBJECT	APPROVED 26/1
Reason(s):	<i>DCC's Design &amp; Conservation officer was reconsulted when it was found the application proposed to remove the "BARCLAYS BANK" chambers texts above the front door. The officer advised that this feature must be retained, as it is described within the listing description and is also an important feature, signifying the original/historic use of the building going forwards. Following this advice the applicant supplied amended plans retaining the text carved into the stone above the door to the front. As such, although there would be some negative impact, with the retention of the 'BARCLAYS BANK' text above the front door and given the proposal relates to the removal of modern features and fittings, it would be recommended that the application accords with the requirements of NPPF Sect. 16 and CDP Policy 44. In light of the above, and noting that the proposal relates to the removal of modern features and fittings, the development would not have a significant impact on the significance of the LB or that of the wider streetscene and CA and would therefore accord with the aims of Sections 66 &amp; 72 of the Planning (LBs &amp; CAs) Act 1990, Part 16 of the NPPF and Policy 44 of the CDP. In addition, it is not considered that the works would be harmful to the visual amenity of the wider area and would not be dominant or appear as incongruous additions to the host building in accordance with CDP Policy 29 and Part 12 of the NPPF.</i>			
APP/X1355/W/ 23/3328022	1 Larches Road	HMO extension (6-bed to 9-bed) (amended)	OBJECT	DISMISSED 30/1
Reason(s):	<i>The proposal conflicts with the dev't plan and there are no other considerations which indicate that a decision should be taken other than in accordance with the dev't plan.</i>			
APP/X1355/W/ 23/3327209	Magdalene Heights, Gilesgate	Dwellinghouse (C3) to small HMO (C4)	OBJECT	DISMISSED 31/1
Reason(s):	<i>Proposal conflicts with the dev't plan taken as a whole. There are no other considerations which indicate that the decision should be made other than in accord. with the dev't plan.</i>			
23/02301/FPA	1-6 Lambton Walk	Front windows: timber to uPVC	COMMENT	APPROVED 31/1
Reason(s):	<i>The proposed development would accord with the requirements of the relevant development plan policies. [Cond. 3: the materials to be used in the window replacement shall be aluminium (colour finish RAL7016) with a matt finish in a darker anthracite grey].</i>			
23/03666/FPA 23/03667/LB	University College, Durham Castle	Renewal of drainage system to north terrace	SUPPORT	APPROVED 31/1
Reason(s):	<i>The development would have no impact on the significance of the building, setting of the Durham WHS and CA and would therefore accord with the aims of Sect. 66 of the Planning (LBs &amp; CAs) Act 1990, NPPF Parts 15 &amp; 16 and CDP Policies 29, 31, 35, 42, 44 &amp; 45.</i>			
22/02514/LB	7 The College	Removal of store for parking etc	OBJECT	WITHDRAWN 2/2
23/03526/FPA	4 Back Mount Joy	Single storey rear extension	OBJECT	APPROVED 5/2
Reason(s):	<i>Proposal has been assessed against relevant policies and whilst it displays some conflict with the requirements of Part 3 of Policy 16, in that the extension could potentially create additional bed spaces where there are currently 41.5% of properties registered as exempt from Council Tax within 100m of the site, there is a fallback position whereby the extension could be constructed using PDR without the need for permission and this must be afforded significant weight in the determination. Consequently, the proposed dev't is considered acceptable in principle. In addition it is considered that the dev't would accord with the requirements of CDP Policies 29, 31 &amp; 44, NPPF Parts 8, 9, 12, 15 &amp; 16 and Part 72 of the Town and Country Planning (LB &amp; CA) Act 1990 in that it would have no detrimental impact upon residential amenity, the character and appearance of the CA and it is considered that the proposals conform with these policies as the character and appearance of the host dwelling and the surrounding area would not be negatively affected and there would be no adverse impact on residential amenity.</i>			

<b>23/03752/FPA</b>	<b>Cross View House, Neville's Cross</b>	Dwellinghouse (C3) to large HMO (sui generis)	OBJECT	REFUSED 7/2
<i>Reason(s):</i>	<i>The proposed change of use of the existing C3 dwelling to a large HMO is unacceptable, due to 27.8% of existing properties within 100m of the application site already being registered as student lets exempt from Council Tax, and therefore exceeding the 10% threshold set out in CDP Policy 16 Part 3. The proposals would not benefit from any other exceptions within this part of the policy. The proposals would therefore result in further imbalance in the community and have a detrimental impact on quality of life and community cohesion for surrounding residents in contravention of CDP Policies 16, 29 &amp; 31 and NPPF Paras 96 &amp; 135.</i>			
<b>23/02209/FPA</b>	<b>74 Hallgarth Street</b>	Dwellinghouse (C3) to HMO (C4)	OBJECT	WITHDRAWN 8/2
<b>22/01606/FPA</b>	<b>50 The Avenue</b>	Replacement rear extension, external store, bay window, etc	OBJECT	APPROVED 12/2
<i>Reason(s):</i>	<i>The dev't is considered acceptable in principle and by reason of its size, scale, layout and materials could be satisfactorily accommodated without adverse impact upon the appearance, character, design and scale of the existing dwelling or surrounding area and would not have a significant detrimental impact upon the level of amenity enjoyed by neighbouring occupiers. The dev't is not considered to result in any unacceptable highway safety impacts and is therefore considered an acceptable form of dev't in terms of design, scale and appearance in accordance with NPPF Sect. 12 and CDP Policies 21, 29 &amp; 31. In addition, the dev't would preserve the special character and appearance of the Durham City CA in accordance with the requirements of CDP Policy 44, NPPF Part 16 and Sect. 72 of the Planning (LB &amp; CA) Act 1990.</i>			
<b>24/00007/FPA</b>	<b>44 Claypath</b>	Gnd fl office (E) to small HMO (C4)	OBJECT	WITHDRAWN 13/2
<b>23/03345/FPA</b>	<b>10 Market Place</b>	New shop window and doorway	SUPPORT	APPROVED 20/2
<i>Reason(s):</i>	<i>Overall, the replacement of a modern shop front with a traditional design would have a positive impact on the CA, and would therefore be in accordance with the NPPF Part 16, CDP Policies 29, 44 &amp; 45, NP Policies S1, H1 &amp; H2 and Sect. 72 of the Planning (LB &amp; CA) Act.</i>			