

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

Dear Ms Walton

DM/24/00812/FPA

Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4), 42 Bradford Crescent, Gilesgate, Durham DH1 1ER

The City of Durham Trust objects to this application to convert a family home to an HMO. The relevant policy in the *County Durham Plan* is 16.3 which states that changes of use from any use to a Class C4 where planning permission is required, as it is here in an area covered by an Article 4 Direction, will not be permitted if more than 10% of the residential units within 100 metres of the application site are exempt from council tax charges (Class N Student Exemption).

According to the official HMO Data Response published on the planning portal on 10 April 2024, the relevant percentage is 35.9%. This is clearly above the 10% threshold and so the application should be dismissed. The data were derived from the latest updating at the beginning of April.

It is, however, rather curious that the applicant's *Planning Statement*, supplied by ELG Planning, contains an appendix in which you state that the relevant percentage is only 8% (email dated 8 February 2024). I trust that this clear discrepancy is explained by the updating of the data at the beginning of April.

Conclusion

On the assumption that the correct figure is 35.9%, the City of Durham Trust asks that this application should be refused.

Yours sincerely

John Lowe
Chair, City of Durham Trust