

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

**SUMMARY DATA: 21 February to 19 March 2024**

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
19	5	-	1

**PLANNING APPLICATIONS RESPONDED TO: 21 February to 19 March 2024**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 5/2:</i>					
23/03233/FPA	St Cuthbert's Hospice, Park House Road	Car park extension	21/2	Spurgeon	Comment
24/00201/FPA	31 Bradford Crescent, Gilesgate	Dwellinghouse (C3) to HMO (C4) including rear extension	3/3	Sandford	Objection
<i>From DCC weekly list 19/2:</i>					
24/00298/VOC (23/01690/FPA)	27 Annand Road, Gilesgate	Removal of Condition 8 (occupancy)	5/3	Richards	Objection
24/00129/FPA	15 Mistletoe Street	Loft conversion for HMO extension	14/3	Fenwick	Objection
24/00402/FPA	44 Claypath	Ground floor office (E) to 2-bed flat (C3) for student accommodation	14/3	Hurton	Objection
<i>Additional:</i>					
24/00198/DRC (22/03232/FPA)	4-6 Silver Street	Discharge of Conditions 3 (CMP) & 4 (Materials)	N/A	Hurton	Objection

**PLANNING APPLICATIONS NOTED: 21 February to 19 March 2024**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 19/2:</i>				
24/00322/FPA	10 Lawson Terrace	Replacement ext'n to small HMO	14/3	Hurton
<i>From DCC weekly list 26/2:</i>				
24/00317/FPA 24/00318/LB	194 Gilesgate	Replace rear ext'ns with single storey/1st floor ext'ns + rear balc.	11/3	Sandford
24/00410/FPA	Eden House, 57 The Avenue	Loft conversion with rooflights	20/3	White
<i>From DCC weekly list 4/3:</i>				
24/00462/LB	4 Leazes Place	To link No. 4 & 5 Leazes Place	19/3	Woodruff
24/00087/FPA	Bowburn Filling Station	New shop and forecourt, etc	21/3	Penman

**PLANNING APPLICATIONS NOTED AT THE MEETING (19 March 2024)**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 8/3:</i>				
24/00549/FPA	19 Archery Rise	Ext'n & balcony replacement	27/3	Walton
24/00571/TPO	1 Almoners Barn	Tree works	27/3	Beveridge
<i>Appeal:</i>				
23/01996/VOC (APP/X1355/W/24/3339581)	17 Hallgarth Street	VOC 4 (opening hours)	8/4	Fenwick
<i>Amendments:</i>				
24/00201/FPA	31 Bradford Crescent, Gilesgate	Dwellinghouse (C3) to HMO (C4) including single storey ext'n	1/4	Sandford

From DCC weekly list 18/3:				
23/03790/LB	2 Owengate	Replacement English oak lintels	2/4	Woodruff
24/00490/AD	69 Claypath	Retention of illuminated sign	3/4	Penman
24/00596/FPA	4 Albert Street	Renovation of 6 sliding sash windows	8/4	Woodruff

**OUTCOMES TO PREVIOUS RESPONSES (decided since 20 February 2024)**

Ref.	Location	Work	Trust's response	Decision/Date
23/03400/FPA	First floor office, Bridge Ho., North Rd	Office use (E) to PBSA (sui generis) providing 8 x studio apartments	OBJECT	REFUSED 29/2
Reason(s):	<i>The application fails to satisfactorily demonstrate that there is a qualitative or quantitative need for this type of accommodation in this location, contrary to CDP Policy 16. The development fails to provide adequate internal amenity space according to NDSS standards which would be harmful to the residential amenity of future occupiers contrary to CDP Policies 29 &amp; 31. The application fails to demonstrate that occupiers of the proposed flats would not be at risk of significant noise and disturbance from surrounding commercial premises. The proposal would therefore be contrary to NPPF Para 193 and CDP Policies 6, 29 &amp; 31. The application site lies within Flood Zone 2 and no Flood Risk Assessment has been provided. As such, the application fails to provide sufficient information to adequately assess impacts of flood risk to the development, contrary to CDP Policy 35 and NPPF Part 14.</i>			
23/03221/FPA 23/03222/LB	39 Saddler Street	Refurbishment of shop front with replaced seating (amended)	OBJECT	APPROVED 5/3
Reason(s):	<i>With the removal of the metal framework, the application is considered to be an enhancement to the LB. The character/appearance of the LB and the surrounding CA would be preserved and, in some cases, enhanced. In addition, there would be no adverse impact on the amenity/privacy of neighbouring occupiers. It is therefore considered that the dev't accords with the requirements of CDP Policies 29, 31 &amp; 44, Policy H2 of the DCNP, NPPF Parts 12, 15 &amp; 16 and Sections 66 &amp; 72 of the Town &amp; Country Planning (LB &amp; CAs) Act 1990.</i>			
23/01661/FPA	Rowanwood, Clay Lane	Demolition (C3) for 9 small HMOs (C4) + 1 lge HMO; 3 blocks; 65 beds	OBJECT	WITHDRAWN 8/3
23/02224/FPA	4 Nevilledale Terrace	Replacement timber sash windows (amended)	COMMENT	APPROVED 13/3
Reason(s):	<i>The proposal has been assessed against relevant policies identified [above]. It is considered that the proposals conform with these policies, as the character and appearance of the surrounding CA and WHS would be preserved and there would not be any adverse impact to residential amenity in accordance with CDP Policies 29, 31 &amp; 44, NPPF Parts 12, 15 &amp; 16, Policy H2 of the DCNP and Section 72 of the Town and Country Planning (LB &amp; CAs) Act 1990.</i>			
23/02758/FPA	164A Gilesgate	Erection of 1-storey dwellinghouse	OBJECT	WITHDRAWN 15/3
24/00110/FPA	Crestholme, The Avenue	C3 dwelling to C4 HMO	OBJECT	REFUSED 19/3
Reason(s):	<i>The introduction of a small HMO located on a primary access route from two existing PBSA's to the town centre and university campus locations would result in the further imbalance of the community resulting in a detrimental impact on the surrounding residential amenities through further noise and disturbance in contravention of CDP Policies 16, 29 &amp; 31 and Para. 135 (f) of the NPPF.</i>			