

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

**SUMMARY DATA: 20 March to 16 April 2024**

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
25	7	1	2

**PLANNING APPLICATIONS RESPONDED TO: 20 March to 16 April 2024**

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 4/3:</i>					
23/03853/TPO	3 Woodland Close, Bearpark	25%-33% reduction of two oak trees ( <i>resubm.</i> )	21/3	Outhwaite	Objection
<i>From DCC weekly list 8/3:</i>					
24/00526/FPA	19 North Road	Reconfig. of 1 <sup>st</sup> & 2 <sup>nd</sup> fl. to retain 2 x 6-bed HMOs + create 2 x 2-bed wheel chair accessible flats	27/3	Richards	Support
24/00586/VOC (20/01107/FPA)	Saffron House, Newcastle Road, Crossgate Moor	VOC 10 for an opening restrictor on a 1st floor en suite window (north)	27/3	Spurgeon	Objection
24/00149/FPA	Land NW of Melbury Ct, Old Dryburn Way	Construction of a PBSA (Sui Generis) with assoc. parking, landscaping etc	28/3	France	Objection
<i>Appeal:</i>					
23/01975/FPA (APP/X1355/W/24/3338834)	Hallgarth Care Centre, Hallgarth Street	Care home (C2) to 69-bed PBSA	9/4	Spurgeon ( <i>Patch</i> )	Additional comments
<i>Amendments:</i>					
23/02236/FPA	1 Beech Crest	Sub-divide dwelling (C3) into 3 flats ( <i>part retrospect</i> )	N/A	Hurton	Further objection
24/00198/DRC (22/03232/FPA)	4-6 Silver Street	Discharge of Conditions 3 (CMP) & 4 (Materials)	N/A	Hurton	Comment
<i>From DCC weekly list 18/3:</i>					
24/00653/FPA	Land east of Coxyde, Newton Hall Farm	Construction of a detached dwelling	9/4	Morina	Objection
<i>From DCC weekly list 2/4:</i>					
24/00121/FPA	3 Lawson Terrace	5-bed (C4) HMO to 7-bed (sui generis) HMO with dormer ext'n + roof lights	15/4	Penman	Objection
24/00766/FPA	Land east of 7 Church Villas	Construction of 3 x 1.5 storey 2-bed dwellings with associated parking	18/4	Richards	Objection

**PLANNING APPLICATIONS NOTED: 20 March to 16 April 2024**

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 8/3:</i>				
24/00539/FPA	56 Old Dryburn Way	C3 (dwelling) to flexible use of either C3 or C4 (small HMO)	4/4	Sandford
<i>From DCC weekly list 18/3:</i>				
24/00455/FPA	11 Baliol Square	Dwelling (C3) to small HMO (C4)	2/4	Walton
24/00555/FPA	50 Prebends Field, Gilesgate	Dwelling (C3) to HMO (sui generis) with 2-storey extension ( <i>resubm.</i> )	2/4	Woodruff
24/00650/FPA	Cartref, Hillcrest	Extensions & landscape alterations	8/4	Richards

24/00695/FPA	21 Laurel Avenue, Sherburn Road Estate	Dwellinghouse (C3) to small HMO (C4) including extension	9/4	Hurton
<i>Amendments:</i>				
23/03853/TPO	3 Woodland Close, Bearpark	25%-33% reduction of two oak trees	6/4	Outhwaite
<i>From DCC weekly list 25/3:</i>				
24/00500/LB	25 North Bailey	Rainwater goods refurb. and rebuilding of chimney stack	10/4	Richards
24/00635/FPA	Hild Bede Boat Club and Jetty, St Hilds Lane	Installation of aluminium jetty	11/4	Spurgeon
24/00583/FPA	19 and 20 Albert Street	Replacement of collapsed retaining wall at rear	15/4	Morina
24/00713/LB	St Chads College, 16-22 North Bailey	Repairs to chimney stack and dormer window	15/4	Spurgeon
<i>Appeal:</i>				
23/02622/FPA (APP/X1355/W/ 24/3339936)	Land south of South College, The Drive	74-bed care home facility (C2) with associated works	15/4	France
<i>From DCC weekly list 2/4:</i>				
24/00768/FPA	The Old School House, Colliery Road, Bearpark	Outbuildings to 2 x holiday lets and siting of 1 x shepherd's hut	18/4	Pallas

#### PLANNING APPLICATIONS NOTED AT THE MEETING (16 April 2024)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 12/4:</i>				
24/00735/FPA	Mill House, Shincliffe	Timber orangery to replace existing sunroom and store, etc	30/4	Penman
24/00892/TPO	St Giles Service Station, Gilesgate	Reduce horse chestnut tree by 3m in height + 1.5-2m in spread	30/4	Scott
24/00801/AD	The Waterside Building, Riverside Place	1 internally illuminated fascia sign	2/5	Fenwick

#### OUTCOMES TO PREVIOUS RESPONSES (decided since 19 March 2024)

Ref.	Location	Work	Trust's response	Decision/Date
23/02538/FPA 23/02539/LB	90 Gilesgate	Attic conversion with skylights and outbuilding to office space	OBJECT	REFUSED 10/4
Reason(s):	<i>The LPA considers that the use of dark stained timber cladding to the external walls of the outbuilding and the alterations to its roof, would dominate the host building and fail to preserve the special architectural interest and the historic fabric of the Grade II Listed outbuilding and its setting, and would also fail to preserve or enhance the character or appearance of the Durham City Centre CA contrary to the requirements of Sect. 66 &amp; 72 of the Planning (LB &amp; CAs) Act 1990, CDP Policy 44, NPPF Part 16 and Policy H2 of the DCNP.</i>			
23/02700/FPA (APP/X1355/W/ 23/3334953)	58 Bradford Crescent, Gilesgate	Dwelling (C3) to small HMO (C4) including a rear extension	OBJECT	DISMISSED 15/4
Reason(s):	<i>The proposal would be acceptable in terms of its effect on housing mix, parking and highway safety, the character and appearance of the area and the living conditions of nearby occupiers. Nevertheless, it would fail to provide suitable living conditions for future occupiers, and accordingly it would fail to accord with the development plan as a whole. There are no other considerations, including those of the Framework, to lead me to a decision other than in accordance with the development plan.</i>			
23/03853/TPO	3 Woodland Close, Bearpark	25%-33% reduction of two oak trees (amended)	OBJECT	APPROVED 16/4
Reason(s):	<i>It is considered that the main issues relate to whether there is sufficient justification for the proposed amended works to the protected trees. In this case, subject to conditions, there are no objections to the amended proposals and the works are deemed acceptable in the interests of good arboricultural practice. As a result, the scheme would accord with objectives outlined in relevant planning policies and guidance.</i>			