

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 17 April to 21 May 2024

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
38	8	9	1

PLANNING APPLICATIONS RESPONDED TO: 17 April to 21 May 2024

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 25/3:</i>					
24/00705/FPA	Prince Bishops Shopping Centre, High Street	Redevelop't comprising partial demolition above mall level and erection of new commercial units (E), hotel (C1), PBSA (sui gen) + new public square	30/5	Ollivere	Concerns
<i>From DCC weekly list 8/4:</i>					
24/00812/FPA	42 Bradford Crescent, Gilesgate	Dwellinghouse (C3) to HMO (C4) including rear extension	24/4	Walton	Objection
24/00821/FPA	Harrison House, 1 Hawthorn Terrace	6 x conservation Velux windows in existing roof space (front)	24/4	Woodruff	Objection
24/00796/LB	213 Gilesgate	Re-slate roof to LB	25/4	Walton	Support
24/00830/PN56	The Rectory, The Village, Brancepeth	Prior notification for installation of 10 x solar panels on tilt racks	25/4	Robinson	Objection
<i>From DCC weekly list 12/4:</i>					
24/00876/TPO	East Durham/Houghall Community College	Removal of 5 trees and pruning of 4 trees/shrubs	29/4	Beveridge	Objection
24/00447/FPA	Durham Dramatic Society Theatre, Fowlers Yard	Replacement works for 10 existing timber sash windows (north & west)	1/5	Fenwick	Support
24/00700/LB	26 North Bailey	Rainwater goods refurbishment, etc	1/5	Fenwick	Support
24/00827/LB	Porters' Lodge, The College	Reconstruction, stone replacement, pointing	2/5	Woodruff	Support
24/00894/LB	12 Church Street	Installation of blue plaque	3/5	White	Support
24/00917/LB	68 Hallgarth Street	Renovation of 2 front sash windows	3/5	Fenwick	Support
24/00912/LB	27 Old Elvet	Alteration of partitions, restoration of timber staircase, etc	9/5	Woodruff	Objection
<i>From DCC weekly list 22/4:</i>					
24/00519/LB	210 Gilesgate	Replacement windows	6/5	Woodruff	Support
24/00948/LB	Aykley Heads Gate Piers and Walls	Restoration of Grade II listed asset	8/5	Scott	Support
24/00743/VOC (22/01606/FPA)	50 The Avenue	VOC 2 & 3 to install uPVC sash windows	9/5	Scott	Objection
24/00973/LB	Palace Green Library	Refurbishment of roofs	9/5	Fenwick	Support
24/00969/TCA	St Leonard's Catholic School, North End	Proposed felling of 21 trees within the Conservation Area	13/5	France	Objection

<i>From DCC weekly list 29/4:</i>					
24/00883/FPA	St Leonard's Catholic School, North End	Demolition of existing disused school buildings	23/5	France	Objection

PLANNING APPLICATIONS NOTED: 17 April to 21 May 2024

Ref.	Location	Work	Date	Officer
<i>Appeal:</i>				
23/02988/FPA (APP/X1355/W/ 24/3340997)	10 Mavin Street	Dwellinghouse (C3) to small HMO (C4)	25/4	Woodruff
<i>From DCC weekly list 12/4:</i>				
24/00808/FPA	11 Cooper Square, Gilesgate	Dwellinghouse (C3) to HMO (C4) incl. rear ext'n, car parking etc	29/4	Richards
24/00864/LB	21 Hallgarth Street	Replacement fenestration	29/4	Fenwick
24/00889/TPO	34 Albert Street	Sycamore - reduce by 2-3 m	1/5	Beveridge
<i>From DCC weekly list 22/4:</i>				
24/00816/PN56	Aykley Vale Chambers, Durham Road, Fram. Moor	PN (G) for CoU from offices to mixed use (C3 - offices/flats)	6/5	Morina
24/00916/TPO	Land to the north of 22 Old Dryburn Way	Oak - crown reduce by 10%-20% and crown lift, etc	6/5	Beveridge
24/00938/FPA	7 Springwell Road	2-storey side & rear extension	7/5	Beveridge
24/00990/TPO	12 The Bowers	Crown reduction of 2 beech trees	9/5	Fenwick
24/00980/LB	Queens Ct, 1-2 North Bailey	Replacement fire doors	10/5	Fenwick
<i>From DCC weekly list 29/4:</i>				
24/00853/FPA	5 Hall Farm, Shincliffe	Proposed first floor extension	14/5	Walton
24/01070/VOC (22/01981/RM) (20/03558/OUT)	Land to the east of Regents Court, Sherburn Road	VOC 1 & 13; discharge of Cond. 2, 3 & 4; discharge of Cond. 9	16/5	Harvey
24/01048/VOC (23/01704/FPA)	24 High Wood View	VOC 2 to allow Air Source Heat Pumps, render panels & vents	20/5	Morina
<i>From DCC weekly list 7/5:</i>				
24/01045/FPA	63 Frank Street, Gilesgate Moor	Dwellinghouse (C3) to HMO (C4) incl. rear ext'n, parking etc	20/5	Walton
24/01010/FPA	Goldrill, Farnley Hey Road	Raised decking & patio to rear	21/5	White
24/01080/LB	Hatfield College Rectory, Bow Lane	Internal alterations for dampness remedial works	21/5	Sandford

PLANNING APPLICATIONS NOTED AT THE MEETING (21 May 2024)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 29/4:</i>				
24/00976/FPA	19 Ferens Park	Temp. CoU from residential (C3) to children's home (C2) for up to 3 years	23/5	Richards
<i>From DCC weekly list 20/5:</i>				
24/01241/PN56	Bridge House, North Road	Prior approval CoU from Class E to residential dwellings (C3)	31/5	Richards
24/01020/AD	Land west of Park House Rd	New community notice board	3/6	Walton
24/01117/FPA	53-53A North Road	First and second floors (C3) to café/ restaurant (E) with additional facilities	5/6	Penman
<i>Additional:</i>				
24/00946/TCA	24 North Bailey	Felling of conifer	6/6	Fenwick

OUTCOMES TO PREVIOUS RESPONSES (decided since 16 April 2024)

Ref.	Location	Work	Trust's response	Decision/Date
24/00016/FPA	22 Nevilledale Tce	Refurb. of roof, windows, doors	OBJECT	APPROVED 19/4
Reason(s):	<i>By reason of their scale, design, appearance and materials the proposed dev't would preserve the special character of the host property (which is noted as a Non-Designated Heritage Asset) and the surrounding CA and would not be harmful to the residential amenity of surrounding occupiers in accordance with the aims of CDP Policies, 29, 31 & 44, Policy H2 of the DCNP, Parts 12, 15 and 16 of the NPPF and Section 72 of the Town and Country Planning (LB & CAs) Act 1990.</i>			
23/01777/FPA (APP/X1355/W/23/3335220)	29-33 Neville St (ground/first floors)	Hot food takeaway/bar to a large HMO (sui generis) incl. alterations	OBJECT	DISMISSED 26/4
Reason(s):	<i>The proposal fails to comply with CDP Policies 6, 16 & 29 which together seek to promote inclusive, mixed/balanced communities and protect residential living conditions. I conclude that the scheme conflicts with the dev't plan read as a whole, I have had regard to the minor localised improvements to the CA and WHS setting arising from the physical alterations to the building and the other arguments put forward in support of the scheme by the appellant, but these do not indicate a decision otherwise than in accordance with the dev't plan.</i>			
21/01404/FPA (APP/X1355/W/23/3335663)	Leamside Equestrian Centre, Pit Ho. Lane	Football centre: 20 pitches, new building and car parking	OBJECT	DISMISSED 14/5
Reason(s):	<i>The proposal would comply with the NPPF's aim to encourage sports provision in the interests of health and wellbeing. However, it would conflict with the Framework in terms of dev't within the Green Belt. Because of this latter conflict, it would also be contrary to CDP Policy 20. It would further conflict with CDP Policies 10p, 21 & 29. It would therefore conflict with the dev't plan taken as a whole. The dev't should be determined in accordance with the dev't plan as there are no material circumstances of sufficient weight to indicate otherwise.</i>			
23/01789/FPA (APP/X1355/W/23/3334662)	Land at St. John's Rd, Neville's Cross	Construction of 12 townhouse dwellings with associated works	OBJECT	DISMISSED 15/5
Reason(s):	<i>The proposal would be harmful to the character and appearance of the area and would fail to preserve or enhance the character or appearance of the CA, resulting in harm to its significance that would not be outweighed by public benefits. It would therefore conflict with Policies S1, D4 & H2 of the Durham City NP 2020-2035 and Policy 44 of the County Durham Plan - Adopted 2020. Together these policies seek, in respect of this issue, for dev't to harmonise with its context, for all new housing dev'ts to be high quality, to conserve the significance of designated heritage assets, and for dev't proposals within or affecting the setting of CAs to sustain its significance. It would also conflict with the relevant provisions of the Framework, which have similar aims.</i>			
24/00201/FPA	31 Bradford Crescent, Gilesgate	Dwellinghouse (C3) to HMO (C4) including rear extension	OBJECT	APPROVED 16/5
Reason(s):	<i>The principle of dev't is acceptable in planning terms and would accord with the aims of CDP Policies 6 & 16 subject to appropriate planning conditions. When assessed against other CDP policies relevant to the application, it is considered that the introduction of a small HMO in this location would not unacceptably imbalance the existing community towards one dominated by HMOs, nor would it result in any unacceptable impact upon the amenity of existing/future residents through cumulative impact from an over proliferation of HMOs or highway safety in accordance with CDP Policies 6, 16, 21, 29 & 31 or parts 9, 12 & 15 of the NPPF. In addition, it is considered that on balance the dev't is acceptable in that it provides appropriate levels of amenity space for residents, protects the privacy and amenity of existing/future residents whilst also being acceptable in terms of highway safety, in accordance with CDP Policies 6, 16, 21, 29 & 31 and NPPF Parts 2, 4, 8, 9, 12 & 15.</i>			
24/00796/LB	213 Gilesgate	Re-slate roof to Listed Building	SUPPORT	APPROVED 16/5
Reason(s):	<i>The proposals would sustain/conservate the character, appearance and significance of the LB. It is considered that the proposed dev't is acceptable in accord. with the req'ts of NPPF Sect. 16, CDP Policy 44 and Sect. 66 of the Town & Country Planning (LB & CA) Act 1990.</i>			
22/01536/FPA	Old Arbour House, Crossgate Moor	Outdoor horse arena, with rail fencing and floodlighting (retrosp)	OBJECT	APPROVED 17/5
Reason(s):	<i>There will be limited/localised impact on the landscape character and general appearance of the area. However, this will be for short periods, and for only a small proportion of the year because of the lighting. The other impacts on landscape, design and conservation would and could exist without planning permission and appropriate weight should be afforded to this as part of the decision-making process. Notwithstanding this position, the applicant is happy to accept controlling conditions and has suggested mitigation to further reduce this impact.</i>			

24/00700/LB	26 North Bailey	Rainwater goods refurb., etc	SUPPORT	APPROVED 17/5
Reason(s):	<i>These works would be considered beneficial, taken in conjunction with the works proposed to adjoining Grade II LB (25 North Bailey) will result in fabric restoration and long-term performance improvement in terms of secure water tightness and better rain water run-off. As a result, there would be no harm to the character, appearance, or significance of the Grade II LB. It is therefore considered the proposals are an acceptable form of dev't and accords with NPPF Part 16, Sect. 66 of the Planning (LB & CAs) Act 1990 and CDP Policy 44.</i>			
24/00121/FPA	3 Lawson Terrace	5-bed (C4) HMO to 7-bed (sui gen.) HMO with dormer ext'n + roof lights	OBJECT	REFUSED 20/5
Reason(s):	<i>The proposed CoU and ext'n of the property to a large 7-bed HMO would be unacceptable, due to 69.7% of existing properties within 100m of the application property being Class N exempt student properties as defined by Council Tax, and therefore exceeding the 10% threshold set out within CDP Policy 16 Part 3. The dev't would therefore further unbalance the existing community and have a detrimental impact upon community cohesion, with the addition of a further two occupants adversely affecting the amenity of existing non-student residents within the local area from increased noise and disturbance. On that basis, the proposal is considered to be contrary to CDP Policies 16, 29 & 31 and NPPF Part 15. By reason of the design, scale and siting of the dormer, the dev't would not be considered to preserve or enhance the character and appearance of this part of the CA and is therefore considered to be contrary to NPPF Parts 12 & 16, CDP Policies 16, 29 & 44, Policies S1 & H2 of the Durham City NP and Section 72(1) of the Planning (LBs & CAs) Act 1990. In the opinion of the LPA insufficient information has been provided in support of the application to adequately assess whether the dev't would have an adverse impact upon protected species (in this case bats), contrary to CDP Policies 41 & 43 and NPPF Part 15. The dev't would not provide satisfactory living conditions for future occupants and would not therefore provide high standards of amenity contrary to CDP Policies 29 & 31.</i>			
24/00917/LB	68 Hallgarth Street	Renovation of 2 sash windows	SUPPORT	APPROVED 20/5
Reason(s):	<i>It is considered the proposals are an acceptable form of development and accords with Part 16 of NPPF plus Section 66 of the Planning (LB & CAs) Act 1990 and CDP Policy 44.</i>			