

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 21 August to 17 September 2024

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
28	7	1	-

PLANNING APPLICATIONS RESPONDED TO: 21 August to 17 September 2024

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 5/8:</i>					
24/01551/FPA	37 Silver Street	Conversion of part of lower gnd fl. from retail (E) to a small HMO (C4)	29/8	Hurton	Objection
<i>From DCC weekly list 12/8:</i>					
24/01875/FPA	28 Herons Court, Gilesgate	Dwellinghouse (C3) to HMO (C4)	29/8	Walton	Objection
24/02078/FPA	20 Silver Street (Riverview Kitchen)	Extend existing external seating terrace + new raised timber deck	5/9	Walton	Objection
<i>From DCC weekly list 19/8:</i>					
24/02099/LB	Union Society, Palace Green	Refurb. of Almshouses & Pemberton Bldg roofs	2/9	Fenwick	Support
24/02174/FPA	9 Station Lane, Gilesgate	Subdivision of dwelling for 2 apartments (C3)	2/9	Richards	Objection
24/02161/LB 24/02200/FPA	90 Gilesgate	Attic conversion, skylights + outbuilding to office space, etc	12/9	Walton	Objection
<i>From DCC weekly list 27/8:</i>					
24/02164/FPA	3 Lawson Terrace	Ext'n to small HMO (C4), loft conv. + 4 x Velux	10/9	Penman	Objection

PLANNING APPLICATIONS NOTED: 21 August to 17 September 2024

Ref.	Location	Work	Date	Officer
<i>Additional:</i>				
24/02142/DRC (20/03558/OUT)	Land east of Regents Court, Sherburn Road	Discharge of Cond. 8 (Air Quality) & 20 (Final Travel Plan)	28/8	Harvey
<i>From DCC weekly list 19/8:</i>				
24/02154/VOC (21/01123/FPA)	Miners' Hall, Flass Street	VOC 2 - design & materials, widening of the north gate, etc	3/9	Morina
24/02166/FPA 24/02167/LB	19 Market Place	Condensing units and heat recovery, etc	6/9	Fenwick
24/02076/FPA 24/02077/LB	49 South Street	Replacement conservatory & internal alternations	9/9	Beveridge
<i>From DCC weekly list 27/8:</i>				
24/02272/FPA	10 Springwell Avenue	Side extension	13/9	Beveridge
<i>From DCC weekly list 2/9:</i>				
24/02129/FPA	Cricket Pavilion, Green Lane	6 x ASHPs on roof level	17/9	Richards
24/02241/FPA	12 The Hallgarth	Removal of chimney stack	17/9	Hurton
24/02332/FPA	38 Durham Moor Crescent	Extensions	19/9	Beveridge
24/02341/TPO	33 Ferens Close	Fell ash tree	19/9	Beveridge

PLANNING APPLICATIONS NOTED AT THE MEETING (17 September 2024)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 9/9:</i>				
24/02333/FPA	104 Moor Crescent, Gilesgate Moor	Garage conversion & extensions with dormers to front and rear	23/9	White
24/02336/TPO	4 Bishops Gate	Tree works	24/9	White
24/02399/TPO	The Gardeners Cottage, Elvet Moor	Fell ash tree	26/9	White
<i>From DCC weekly list 16/9:</i>				
24/01373/FPA	Elm Block, Stephenson College, South Road	Secure cycle storage facility (60 bicycles) + 4 cargo stands	25/9	Hopper
24/02459/FPA	Stonebridge Mill Farm, Lowes Barn Bank	Garage/utility ext'n; bed/bathroom ext'n; refurb; roofing	30/9	Sandford
24/02254/FPA	57 Gilesgate	Demolition of garage/outbuilding for 2 x off-street parking spaces	2/10	Sandford
24/02474/VOC (23/03743/FPA)	Goldrill, Farnley Hey Road	VOC 2 (Approved Plans) to install a larger balcony	2/10	Hurton
24/02492/TPO	St Margaret's Graveyard	Ash - remove deadwood	4/10	White
<i>Amendments:</i>				
24/00770/FPA	2 Palmer's Close, Church Street Head	Extension to create a 2-bed dwelling + new access	N/A	Richards

OUTCOMES TO PREVIOUS RESPONSES (decided since 20 August 2024):

Ref.	Location	Work	Trust's response	Decision/Date
22/03686/FPA (X1355/W/23/3331801)	Sniperley Farm (Bellway)	Conversion of farm building to 4 residential units (C3) (resubmission)	OBJECT	ALLOWED 21/8
Reason(s):	<i>The Secretary of State considers that Appeal C is in accordance with the dev't plan overall. She has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in line with the dev't plan. Weighing in favour of Appeal C is the heritage benefit, which carries significant weight; and the provision of housing, adherence to housing space and accessibility standards, and environmental benefits, each of which carry limited weight. There are no material considerations weighing against Appeal C. Overall, in applying section 38(6) of the PCPA 2004, the Secretary of State considers that it is in accordance with the dev't plan and the material considerations for Appeal C indicate that permission should be granted.</i>			
22/03712/OUT (X1355/W/23/3330836)	Land at Sniperley Park (Co. Durham Land)	Up to 1,550 dwellings, local centre, primary school, etc (resubmission)	OBJECT	ALLOWED 21/8
Reason(s):	<i>The Secretary of State considers that Appeal A is in accordance with the dev't plan overall. She has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in line with the dev't plan. Weighing in favour of Appeal A is the delivery of housing, affordable housing and economic benefits, each of which carry significant weight; environmental benefits and off-site highway improvements, each of which carry moderate weight; and adherence to housing space and accessibility standards, school provision and sustainable travel measures, each of which carry limited weight. Weighing against the proposal is a low level of landscape harm, which carries limited weight. Overall, in applying section 38(6) of the PCPA 2004, the Secretary of State considers that it is in accordance with the dev't plan and the material considerations for Appeal A indicate that permission should be granted.</i>			
22/03778/FPA (X1355/W/23/3333600)	Land north and east of Sniperley Farm (Bellway)	Hybrid for up to 368 dwellings and associated works (resubmission)	OBJECT	ALLOWED 21/8
Reason(s):	<i>The Secretary of State considers that Appeal D is in accordance with the dev't plan overall. She has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in line with the dev't plan. Weighing in favour of Appeal D is the delivery of housing, affordable housing and economic benefits, each of which carry significant weight; the extension to Sniperley Park and Ride, environmental benefits and off-site highway improvements, each of which carry moderate weight; and</i>			

	<i>adherence to housing space and accessibility standards, school provision and sustainable travel measures, each of which carry limited weight. Weighing against the proposal is a low level of landscape harm, which carries limited weight. Overall, in applying section 38(6) of the PCPA 2004, the Secretary of State considers that it is accordance with the dev't plan and the material considerations for Appeal D indicate that permission should be granted.</i>			
23/00591/OUT (X1355/W/23/3331745)	Land north and east of Sniperley Farm (Bellway)	Up to 370 dwellings; all matters reserved except access (resubmission)	OBJECT	ALLOWED 21/8
Reason(s):	<i>The Secretary of State considers that Appeal B is in accordance with the dev't plan overall. She has gone on to consider whether there are material considerations which indicate that the proposal should be determined other than in line with the dev't plan. Weighing in favour of Appeal B is the delivery of housing, affordable housing and economic benefits, each of which carry significant weight; the extension to Sniperley Park and Ride, environmental benefits and off-site highway improvements, each of which carry moderate weight; and adherence to housing space and accessibility standards, school provision and sustainable travel measures, each of which carry limited weight. Weighing against the proposal is a low level of landscape harm, which carries limited weight. Overall, in applying section 38(6) of the PCPA 2004, the Secretary of State considers that it is in accordance with the dev't plan and the material considerations for Appeal B indicate that permission should be granted.</i>			
24/01698/LB	Kingsgate Bridge	Investigation works	SUPPORT	APPROVED 22/8
Reason(s):	<i>Subject to the inclusion of a planning condition requiring the submission and agreement of the type and appearance of mortar used in the patch repairs once these have been removed prior to their completion, the works would preserve the historic fabric of the Grade I LB in accord. with NPPF Part 16, Sect. 66 of the Planning (LBs & CAs) Act 1990 and CDP Policy 44.</i>			
23/03752/FPA (X1355/W/24/3344526)	Cross View House, Neville's Cross	Dwellinghouse (C3) to large HMO (sui generis)	OBJECT	DISMISSED 27/8
Reason(s):	<i>The proposal would have an unacceptable effect on the mix and balance of housing in the community. As such the proposal fails to accord with criteria a) and h) of DCP Policy 16 which seeks to limit the introduction of HMOs in order to maintain and create sustainable inclusive and mixed communities. The proposal would also fail to accord with DCP Policy 29 which seeks to ensure that proposals do not affect an area's character. There would also be conflict with Paras 96 and 135 of the NPPF which supports proposals which promote healthy and safe communities and add to the overall quality of an area.</i>			
21/01117/FPA (20/00873/FPA)	NE Motor Cycles, Darlington Road	Demolition of showroom for 2 x 2-storey buildings (resubmission)	COMMENT	WITHDRAWN 3/9
24/000912/LB	27 Old Elvet	Alteration of partitions, restoration of timber staircase etc	OBJECT	APPROVED 5/9
Reason(s):	<i>The dev't preserves the historic significance of the Grade II LB in accordance with the aims of Sect. 66 of the Planning (LBs & CAs) Act 1990, NPPF Part 16 and CDP Policy 44. [Subject to the inclusion of a planning informative reminding the applicant that in the event any of the works proposed alter or are added to, they should seek a formal opinion from the LPA as to the need for planning permission.]</i>			
24/01719/FPA	Crook Hall, Sidegate	Replacement footpath	SUPPORT	APPROVED 5/9
Reason(s):	<i>The dev't would be considered acceptable in principle and would not harm the openness of the green belt in accordance with CDP Policies 6, 7, 10 & 20 and Policy E5 of the DCNP. The dev't is considered to result in a slight enhancement within the setting of the LBs, conserving the invaluable contribution the gardens make to the special interest of the surrounding CA in accordance with CDP Policies 6, 10, 29, 44 & 45, Policies S1, H1 & H2 of the DCNP and Sect. 66 & 72 of the Planning (LBs & CAs) Act 1990. The dev't would not be considered to raise any adverse impacts on residential amenity and there would be no ecological impacts in accordance with CDP Policies 10, 31 & 41.</i>			
23/02025/FPA 23/02026/LB	70 Saddler Street	Internal reconfiguration with CoU to C3(c)	OBJECT	APPROVED 9/9
Reason(s):	<i>[Following the submission of additional plans/supporting info.] the proposed works to the LB to bring it back into beneficial residential use is deemed a considerable positive that would help to maintain the long-term future of the building whilst also playing a part in enhancing and contributing to the vibrancy and vitality of the CA. Based on the [above] assessment the proposed details are considered to comply with CDP Policy 44 (Historic Environment) and NP Policy H2 (CAs - Durham City) and the principles and guidance contained within NPPF Sect. 16 (Conservation and Enhancement of the Historic Environment). The proposals are considered acceptable in principle and could be satisfactorily accommodated without adverse impact upon the vitality and viability of the city centre, residential amenity, highway safety and heritage assets in accordance with CDP Policies 6, 9, 16, 21, 22, 29, 31, 44 & 45, Policies S1, H2, D4, E3 & T3 of the Durham City NP, NPPF Parts 2, 4, 5, 7, 9, 11, 12 & 16 and Sect. 66 & 72 of the Planning (LB & CA) Act 1990.</i>			

24/00129/FPA	15 Mistletoe Street	Loft conversion for HMO ext'n	OBJECT	WITHDRAWN 11/9
23/02414/FPA	80 Hallgarth Street	Extensions to a small HMO (C4)	OBJECT	APPROVED 13/9
<i>Reason(s):</i>	<p><i>Following amendments to the scheme, it is considered that the principle of development is acceptable in planning terms and would not conflict with the aims of CDP Policies 6 & 16 subject to appropriate planning conditions. The proposals seek to improve the living accom. of the existing small HMO. When assessed against other relevant policies of the CDP, subject to suitable conditions, the dev't would not be considered to result in any unacceptable impacts upon the amenity of existing or future occupants, it would sustain the significance of the CA, nearby LBs and inner setting of the WHS and would have no harmful impacts on ecology or highway safety. The dev't is therefore considered to accord with the aims of CDP Policies 6, 16, 21, 29, 31, 41, 43, 44 & 45, Policies S1, H1, H2, D4, T2 & T3 of the DCNP, NPPF Parts 8, 9, 12, 15 & 16 and Sect. 72 of the Town & Country Planning (LB & CAs) Act 1990. Whilst the concerns raised by the City of Durham Trust and local residents are noted, for the reasons discussed [within this report] they are not considered sufficient to sustain refusal.</i></p>			
24/01907/LB	25 Hallgarth Street	Repointing & new sandstone sills	SUPPORT	APPROVED 16/9
<i>Reason(s):</i>	<p><i>The proposals would sustain and conserve the character, appearance and significance of the designated heritage asset, with a benefit delivered by the improved performance as set out [above]. Accordingly, it is considered that the proposed dev't is acceptable and will not adversely harm the significance of the LB, and is therefore in accordance with the principles of CDP Policy 44 and NPPF Part 16 and Sect. 66 of the Town & Country Planning (LB & CA) Act 1990.</i></p>			
24/01993/FPA	New College Durham Framwellgate Moor	Part 2- part 3-storey front ext'n + addition of cladding, etc	SUPPORT	APPROVED 17/9
<i>Reason(s):</i>	<p><i>Proposed extension is directly related to an existing and well-established educational use and would improve the range and quality of educational courses offered at the college. As such the principle of dev't is considered acceptable and could, by reason of its size, scale, design and materials be accommodated without adverse impact upon visual amenity, residential amenity, parking, access and highway safety and ecology and biodiversity in accordance with the aims of CDP Policies 6, 21, 29, 31, 39, 40 & 41 and Parts 8, 9, 12 and 15 of the NPPF.</i></p>			