

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 16 October to 19 November 2024

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
24	5	3	2

PLANNING APPLICATIONS RESPONDED TO: 16 October to 19 November 2024

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
24/02174/FPA	9 Station Lane, Gilesgate	Subdivision of dwelling (C3) & extension for two apartments (C3)	17/10	Penman	Objection sustained
<i>From DCC weekly list 30/9:</i>					
24/02310/LB	Flat 1, 29B Church Street	Timber lintels to concrete + rendering/repainting (<i>retrospective</i>)	17/10	White	Comment
<i>From DCC weekly list 7/10:</i>					
24/02184/FPA	Miners' Hall, Flass St	2-storey ext'n to rear	22/10	Morina	Support
24/02655/FPA 24/02656/LB	32A Silver Street	Restaurant (E) to small HMO (C4) + associated internal alterations	25/10	Richards	Objection
<i>From DCC weekly list 14/10:</i>					
24/02683/LB	St Chad's College, 16-22 North Bailey	Reconfig. to the int'l layout and minor external alterations	30/10	Walton	Support
24/02710/FPA	East Durham and Houghall Community College	Demolition, refurb., retention of existing college buildings and construction of a new 2-storey teaching block etc	7/11	Ollivere	Objection
<i>Appeal:</i>					
24/00298/VOC (APP/X1355/W/ 24/3352991)	27 Annand Road, Gilesgate	Removal of Condition 8 (occupancy) of planning permission 23/01690/FPA	11/11	Richards	Objection restated
<i>From DCC weekly list 28/10:</i>					
24/02768/LB	Railway Station, Station Approach	Refurb. of platform canopy structures, replacement glazing etc	11/11	Walton	Concerns
24/02853/LB	20A South Street	Repl. door & renovation of sash windows	14/11	White	Support

PLANNING APPLICATIONS NOTED: 16 October to 19 November 2024

Ref.	Location	Work	Date	Officer
<i>Appeal:</i>				
24/00402/FPA (APP/X1355/W/ 24/3351744)	44 Claypath	Ground floor office (E) to 2-bed flat (C3) for student accom. incl. replacement of windows/door	24/10	Hurton
<i>Amendments:</i>				
24/00743/VOC (22/01606/FPA)	50 The Avenue	VOC 2 & 3 to install uPVC sash windows	29/10	Scott

<i>From DCC weekly list 21/10:</i>				
24/02766/TPO	Land N of Symeon Manor, 1 Symeon Court	Fell beech tree with suitable replacement planting	6/11	Beveridge
24/02773/LB	The Chorister School, The College	Replacement window to match existing	6/11	White
24/02311/LB	28 North Bailey	Like-for like replacement of 3 timber glazed windows	7/11	White
<i>From DCC weekly list 28/10:</i>				
24/02817/LB	Railway Station, Station Approach	Installation of 2 new passenger help points	13/11	Walton
<i>From DCC weekly list 4/11:</i>				
24/02903/RM (19/00978/OUT)	4 Trinity Mews	RM for erection of a single dwelling (Plot 4)	19/11	Lamb
24/02968/AD	Site of former Apollo Bingo, Front Street	Individual back halo lit lettering to southern elevation	25/11	Morina

PLANNING APPLICATIONS NOTED AT THE MEETING (19 November 2024)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 28/10:</i>				
24/02806/FPA	37 North Road	1st floor offices to residential flat (C3)	11/11	Richards
<i>From DCC weekly list 11/11:</i>				
24/02754/CEU	High Houghall Farmhouse, Farm Road, Houghall	Cert. of existing lawful use for residential use of the property	26/11	Richards
24/02929/AD	Rushford Court, North Road	Replacement illuminated signage	26/11	Walton
24/02967/TPO	Stonebridge Mill Farm, Lowes Barn Bank, Nev. Cross	Tree works including the felling of 2 ash trees	26/11	Sandford
<i>From DCC weekly list 18/11:</i>				
24/02884/VOC (23/01294/RM)	Land E of Avenue Ho., Park House Road, High Shincliffe	VOC 2 to allow replacement of rooflights with 4 dormers, etc	4/12	Penman
24/02696/FPA	Land E of Seaham Garden Village, Cold Hesledon	Erection of 149 dwellings (C3), vehicle access, etc [TO NOTE LARGE SCALE HOUSING SITE]	10/12	Laughton

OUTCOMES TO PREVIOUS RESPONSES (decided since 15 October 2024)

Ref.	Location	Work	Trust's response	Decision/Date
24/02447/AD	Playground, Laburnum Avenue	Installation of community noticeboard	SUPPORT	APPROVED 24/10
Reason(s):	<i>Proposals are acceptable in terms of amenity and public safety and are in accordance with the req'ts of Parts 12, 15 & 16 of the NPPF, Policies 29, 31 & 44 of the CDP, Policies S1 & H2 of the Durham City NP and Sect. 72 of the Planning (LBs & CAs) Act 1990.</i>			
24/02161/LB 24/02200/FPA	90 Gilesgate	Attic conversion, skylights + outbuilding to office space, etc	OBJECT	WITHDRAWN 8/11
24/02451/TPO	Green Court, Gilesgate	Tree works	OBJECT	APPROVED 11/11
Reason(s):	<i>Subject to conditions, there are no objections to the proposals given the works have been amended to remove works to the Horse Chestnut as advised, and therefore 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>			
24/01551/FPA	37-38 Silver Street	Convers. of part of lower gnd fl. from retail (E) to small HMO (C4)	OBJECT	APPROVED 12/11
Reason(s):	<i>Informal: Approved at Area Planning Committee. Committee Report: the principle of dev't is acceptable in planning terms and would accord with the aims of CDP Policies 6, 9 & 16 subject to approp. planning conditions. When assessed against other relevant CDP policies, it is considered that the scheme would not result in an unacceptable impact upon the amenity</i>			

	<i>of existing/future residents, would preserve the character/appearance of the CA and setting of the WHS and would not impact upon highway safety. Furthermore, the proposed dev't would not result in the loss of any ecological habitats and therefore does not require BNG. The proposed scheme is therefore considered to be in accordance with CDP Policies 6, 9, 16, 21, 25, 26, 27, 29, 31, 41, 44 & 45, the Parking & Accessibility, Residential Amenity and Developer Financial Contributions SPD's, NPPF Parts 2, 4, 5, 7, 8, 9, 11, 12, 14, 15 & 16, Policies S1, D4, E3, H1, H2, T1 & T3 of the Durham City NP, Sect. 72 of the Planning (LBs & CAs) Act 1990 and Schedule 7A of the Town & Country Planning Act 1990. While objections are acknowledged, they are not considered sufficient to sustain refusal of the application (subject to conditions and a S106 obligation for an open space financial contribution).</i>			
24/02174/FPA	9 Station Lane, Gilesgate	Subdivision of dwelling for 2 apartments (C3)	OBJECT	REFUSED 14/11
<i>Reason(s):</i>	<i>The dev't fails to provide an adequate amount of internal floor space and as such would be harmful to residential amenity, contrary to CDP Policies 29(e) & 16.2(f) which require new dev't to provide high standards of amenity for future occupants and accommodation with an internal design, layout and size of an appropriate standard respectively.</i>			
24/01957/FPA 24/01958/LB	52 Claypath	New/replacement windows/door to front, int'l changes, render etc	OBJECT	REFUSED 15/11
<i>Reason(s):</i>	<i>The install'n of a new window, the replacement windows and door to the front elevation are considered intrusive interventions that would result in the loss of historic fabric of the Grade II LB and harm to its historic fabric/significance, without clear/convincing justification for the works. The alterations to the front elevation would also adversely impact the character, appearance, and significance of the surrounding CA. In addition, the subdivision of the principal front room, to create an additional bedroom, would have an adverse impact on the historic plan form of the building. Any benefits associated with the dev't are not considered to outweigh this significant harm. The proposed works are therefore contrary to the req'ts of Sect. 66 & 72 of the Planning (LB & CAs) Act 1990, CDP Policy 44 and NPPF Part 16.</i>			