

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 20 November to 11 December 2024

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
22	4	-	-

PLANNING APPLICATIONS RESPONDED TO: 20 November to 11 December 2024

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
24/02164/FPA	3 Lawson Terrace	Extension to existing small HMO (C4)	20/11	Penman	Objection sustained
<i>From DCC weekly list 28/10:</i>					
24/02829/VOC 24/02888/RM (20/01846/FPA)	Plot D, Land at Aykley Heads, Framwelgate Peth	RM + VOC submission to create a Data Centre + office space (E(g)(ii))	4/12	Harvey	Objection
<i>From DCC weekly list 11/11:</i>					
24/02972/FPA	Hallgarth Care Home, Hallgarth Street	Conversion of former care home to PBSA comprising 48 bedspaces, etc	5/12	Rowson	Objection

PLANNING APPLICATIONS NOTED: 20 November to 11 December 2024

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 18/11:</i>				
24/03054/LB	90 Gilesgate	Attic conversion, skylights + outbuilding to office space, etc	6/12	Walton

PLANNING APPLICATIONS NOTED AT THE MEETING (11 December 2024)

Ref.	Location	Work	Date	Officer
<i>Additional:</i>				
24/03140/TCA	211 Gilesgate	Fell apple tree	12/12	White
24/03186/TCA	18 Nevilledale Terrace	Pollard willow tree	24/12	Beveridge
<i>From DCC weekly list 25/11:</i>				
24/03014/FPA	3 Rennys Lane, Gilesgate	Semi-detached dwelling to offices (E) + window alterations	16/12	Scott
24/02697/FPA	Land south of South College, The Drive	Mixed-use development comprising a retail unit + 89 student bedspaces	19/12	Laughton
24/02744/FPA	Land to the east of 36 Hallgarth Street	Open space to parking area (<i>retrospective</i>)	19/12	Hurton
24/02564/FPA	Land to the rear of Woodland Crescent, Kelloe	Erection of 115 two-storey dwellings, etc [TO NOTE LARGE SCALE HOUSING SITE]	20/12	Laughton
<i>From DCC weekly list 2/12:</i>				
24/03096/FPA	Highgate House, Flass Vale	Single-storey garden room ext'n	16/12	Beveridge
24/03187/TPO	4 Woodland Close, Bearpark	Crown/pruning of oak tree	19/12	Outhwaite
24/03193/AD	Stonebridge Service Station	Small format advertising display	20/12	White

24/03176/CEU	Grosvenor House, Farnley Mount	Cert. of Lawfulness for existing & continued use as an HMO (C4)	23/12	Hopper
<i>From DCC weekly list 9/12:</i>				
24/03221/TPO	UHND, North Road	Tree works	24/12	Beveridge
24/03069/AD	21 Market Place	Illuminated timber fascia sign	25/12	Sandford
24/03123/RM (20/00189/OUT)	Land south-east of William Street, Auckland Park	RM for erection of 19 dwellings [TO NOTE LARGE-SCALE HOUSING SITE]	25/12	Spurgeon
24/03202/FPA	Land east and north of Malvern Crescent, Seaham	Erection of 33 affordable dwellings [TO NOTE LARGE-SCALE HOUSING SITE]	25/12	Harvey
24/03246/LB	27 North Road	Party wall interface details btw the Bus Station & the Manse	25/12	Sandford
24/03213/FPA	Land at Greenwood Avenue, Burnhope	Erection of 32 affordable dwellings [TO NOTE LARGE-SCALE HOUSING SITE]	26/12	Harvey
<i>Appeal:</i>				
24/01241/PN56 (APP/X1355/W/ 24/3356816)	Bridge House, North Road	Prior approval for CoU from Class E to 5 residential dwellings (Class C3)	14/1	Richards

OUTCOMES TO PREVIOUS RESPONSES *(decided since 19 November 2024)*

Ref.	Location	Work	Trust's response	Decision/Date
24/00743/VOC (22/01606/FPA)	50 The Avenue	VOC 2 & 3 to install uPVC sash windows	OBJECT	APPROVED 22/11
Reason(s):	<i>Amended plans were received to retain and repair the existing timber sliding sashes within the left-hand side double bay, and install replacement timber sliding sashes in the right-hand double bay matching the existing style. This would be considered to preserve the character and appearance of the building and surrounding CA. The dev't is considered acceptable in principle and by reason of its size, scale, layout and materials could be satisfactorily accommodated without adverse impact upon the appearance, character, design and scale of the existing dwelling or surrounding area and would not have a significant detrimental impact upon the level of amenity enjoyed by neighbouring occupiers and is therefore considered an acceptable form of dev't in terms of design, scale and appearance in accordance with NPPF Sect. 12 and CDP Policies 29 & 31. In addition, the dev't would preserve the special character/appearance of the Durham City Centre CA in accordance with the req'ts of CDP Policy 44, NPPF Part 16 and Sect. 72 of the Planning (LB & CA) Act 1990.</i>			
24/02310/LB	Flat 1, 29B Church Street	Timber lintels to concrete and rendering/repainting (retrosp.)	COMMENT	APPROVED 2/12
Reason(s):	<i>Whilst it is acknowledged the nature of the works have resulted in an uneven paint match, it is considered the building's exterior still has an improved appearance compared to its condition prior to the work being done. As such, the proposals would sustain and conserve the character, appearance, and significance of the designated heritage asset. 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>			
24/02099/LB	Union Society, Palace Green	Refurbishment of Almshouses & Pemberton Building roofs, etc	SUPPORT	APPROVED 10/12
Reason(s):	<i>The proposal relates to a range of fabric repair and restoration works, alongside structural consolidation works, adopting an appropriate philosophy that is both welcomed and supported and demonstrates the University's ongoing commitment to conserving their highly significant collection of buildings at Palace Green. The proposed works would address long term fabric defects, improve the buildings' performance and aesthetic, and protect its significance for this and future generations. There would be some harm due to loss of historic fabric and the two coats of arms, but this is justified based on condition, and overall, it would be recommended that the applic. fulfils the requirements of NPPF Sect. 16 and CDP Policy 44 and Sect. 66 of the Town & Country Planning (LB & CAs) Act 1990, subject to the inclusion of conditions to secure the submission and agreement of additional detail.</i>			
24/01875/FPA	28 Herons Court, Gilesgate	Dwellinghouse (C3) to 4-bed HMO (C4)	OBJECT	APPROVED 11/12

Reason(s):	<i>It is considered that the principle of dev't is acceptable and would accord with the aims of CDP Policies 6 & 16 subject to appropriate planning conditions listed. 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 an unacceptable impact upon the amenity of existing or future residents through cumulative impact from an over proliferation of HMOs, highway safety or ecology (including BNG) in accordance with CDP Policies 6, 16, 21, 29, 31 & 41 and Parts 9, 12 & 15 of the NPPF.</i>			
24/02683/LB	St Chad's College, 16-22 North Bailey	Reconfig. to the internal layout and minor external alterations	SUPPORT	APPROVED 11/12
Reason(s):	<i>Subject to an appropriate condition [to show design detail, timber material and paint finishes] the proposal would be considered to comply with the principles of NPPF Part 16, CDP Policy 44 and Sect. 66 of the Planning (LB & CAs) Act 1990.</i>			