

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 19 March to 15 April 2025

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
30	3	-	-

PLANNING APPLICATIONS RESPONDED TO: 19 March to 15 April 2025

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 3/3:</i>					
25/00489/LB 25/00509/FPA	First to third floors, 70 Saddler Street	Conversion of top floor commercial - residential (C3/E to C4 HMO)	27/3	Price	Objection
<i>From DCC weekly list 10/3:</i>					
24/03297/FPA	Rowanwood, Clay Lane	Demolition of existing for 9 HMOs (C4) in two blocks (52 beds)	3/4	Rowson	Objection

PLANNING APPLICATIONS NOTED: 19 March to 15 April 2025

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 14/3:</i>				
25/00584/FPA 25/00585/LB	22-23 Market Place	CoU of upper floors to 6-bed HMO incl. new rear window etc	1/4	Puttick
<i>From DCC weekly list 24/3:</i>				
25/00643/FPA	7 Diamond Terrace	2-storey extensions, demolition of garage + garden alterations	9/4	White
25/00735/FPA	119 Bradford Crescent, Gilesgate	Dwelling (C3) to 4-bed HMO (C4) incl. rear ext'n, parking, etc	9/4	Walton
25/00762/FPA	Land at Red Barns, Brandon [LARGE SCALE HOUSING SITE]	(Hybrid) FPA for 140 dwellings, access, SuDS etc; OUT for up to 260 dwellings, local centre, etc	11/4	Harvey
25/00704/FPA	16A East Street, Hett	Erection of holiday let property	14/4	Richards
<i>Additional:</i>				
25/00770/TCA	Lydford, 24 Crossgate Peth	Pollarding of 2 x ash + oak tree	15/4	Beveridge
<i>From DCC weekly list 31/3:</i>				
25/00671/AD	North Road	Banners on street light columns	18/4	Hopper

PLANNING APPLICATIONS NOTED AT THE MEETING (15 April 2025)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 7/4:</i>				
25/00795/TPO	4 Almoners Barn	Tree felling and crown lift	21/4	Fenwick
25/00875/VOC (20/01532/FPA)	Boutique B&B, Woodland Barn, Darlington Road	VOC 4 to remove holiday let restriction for the annex	21/4	Morina
25/00682/TPO	Sniperley Hall	Tree works	22/4	Outhwaite
25/00839/FPA	Arbour House Farm Bungalow, Crossgate Moor	Front extension, new entrance canopy and roof extension	22/4	Price
25/00854/FPA	21 Crossgate	Replacement rear balcony	22/4	Beveridge

25/00872/LB	5 Hollinside Terrace, Hollinside	Window/door repairs, loft conv., larger rooflight, solar panels etc	23/4	Sandford
25/00896/FPA	18 Surtees Drive	Garage conversion	23/4	Price
25/00898/FPA	5 Fieldhouse Lane	Side and rear extensions	23/4	Price
25/00916/LB	7 The Village, Brancepeth	Refurb. of front windows (4)	23/4	Sandford
25/00902/FPA	Club Union House, Flass Street	2 new shop fronts, removal of lobby ext'n; repl. door/windows	25/4	Walton
Amendments:				
24/00770/FPA	2 Palmer's Close, Church Street Head	Extension to create a 2-bed dwelling; new vehicular access	N/A	Richards
25/00509/FPA	First to Third floors, 70 Saddler Street	Convers. of top floor commercial into residential - C3/E to C4 HMO	N/A	Price
24/02697/FPA	Land south of South College, The Drive	Mixed-use dev't comprising a retail unit + 89 student beds	24/4	Laughton
Additional:				
25/00614/TCA	143 Gilesgate	Fell beech tree	28/4	White
From DCC weekly list 14/4:				
25/00866/FPA	4 Laurel Avenue, Sherburn Road Estate	Dwelling (C3) to HMO (C4) incl. extension + driveway ext'n etc	28/4	Hurton
25/00942/LB	Elvet Hill House, Elvet Hill Road	Removal of failed lath & plaster ceiling replace with plasterboard	29/4	Price
25/00945/AD	Aykley Heads House, Aykley Heads	Set of individual built up letters, non-illuminated, fixed to wall	29/4	Price
25/00901/PN56	Club Union House, Flass Street	Prior notification for conversion of offices (E) into residential (2-bed flat and 1 bed flat)	30/4	Walton
25/00966/FPA	53 Frank Street, Gilesgate Moor	Dwelling (C3) to HMO (C4) incl. extension and cycle parking	2/5	Walton

OUTCOMES TO PREVIOUS RESPONSES *(decided since 18 March 2025)*

Ref.	Location	Work	Trust's response	Decision/Date
24/00298/VOC (APP/X1355/W/24/3352991)	27 Annand Road, Gilesgate	Removal of Condition 8 (occupancy)	OBJECT	DISMISSED 20/3
Reason(s):	I conclude that disputed Cond. 8 is relevant, reasonable and necessary to ensure adequate internal space is provided for the occupiers to ensure acceptable living conditions. Consequently, it would conflict with CDP Policies 29 & 31 as the size/design of the communal space would not be adequate, and it would not provide acceptable living conditions for the occupiers. Additionally, it would conflict with Chapter 12 of the NPPF. The proposed dev't conflicts with the CDP when considered as a whole and there are no material considerations, including the NPPF, that outweigh the identified harm and associated CDP conflict.			
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)	OBJECT	DISMISSED 24/3
Reason(s):	For the reasons given [above], I find that the proposed development would result in the loss of a dental service. This would have a harmful impact on the provision of the health centre maintained under Section 2 of the Act [National Health Service Act 2006] and conflict with the requirements of paragraph MA2 (2)(h)(ii) of the GPDO [2015].			
24/03218/AD	St Nicholas Graveyard Providence Row	Installation of 7 x A1 information boards	SUPPORT	APPROVED 27/3
Reason(s):	The effect on the amenities of the area would be sustained in accordance with the req'ts of CDP Policies 29, 31, 44 & 45, NPPF Parts 12 & 15 and Policies H1 & H2 of the DCNP. In terms of public safety, the proposals are satisfactorily located and are not therefore considered to present a hazard for pedestrians or cause a distraction to passing motorists.			
24/02365/FPA	1 Cross View Terrace	Internal and external alteration including additional bedroom	OBJECT	REFUSED 28/3
Reason(s):	The dev't would result in an additional bedspace within an existing small HMO resulting in 40.9% of existing properties within 100m of the application property being registered as Class N exempt from Council Tax as being wholly occupied by students. This would have a			

	<i>detrimental impact upon community balance and social cohesion contrary to Part 3(a) of CDP Policy 16 and Part 8 of the NPPF. In addition, the introduction of an additional student would be harmful to the amenity of the non-student residents within the local area from the cumulative impact from increased noise and disturbance given the high concentration of student properties in the locality contrary to CDP Policies 29 & 31 and Part 15 of the NPPF.</i>			
25/00271/VOC (21/01752/FPA)	37 North Road	VOC 4 (delivery hours)	OBJECT	REFUSED 31/3
<i>Reason(s):</i>	<i>In the opinion of the LPA the variation of Condition 4 of Planning Permission 21/01752/FPA to extend the hours of deliveries and servicing to between 10:00 and 02:00, would result in significant harm to the amenity of nearby residents as a result of increased noise and disturbance during unsociable hours.</i>			
25/00243/FPA	St Nicholas Graveyard Providence Row	Replacement churchyard gates and dropped curb vehicle access	SUPPORT	APPROVED 4/4
<i>Reason(s):</i>	<i>It is concluded that, subject to conditions, the dev't would be a positive enhancement to the conservation area. The dev't would also not cause a detrimental impact on residential amenity or highway safety. On that basis, the proposal would be in accordance with the NPPF parts 12 & 16, CDP Policies 29, 31 & 44 and DCNP Policies S1, H1 & H2.</i>			
25/00367/FPA	1 Almoners Barn	Erection of 1.5 storey garage, gym & games room incl. dormers	OBJECT	APPROVED 8/4
<i>Reason(s):</i>	<i>Overall, the proposal is considered to be in accordance with the relevant CDP policies as they would not have a detrimental impact on the character/appearance of the surrounding area, the amenity of neighbouring residents and there would be no adverse impact on highway safety in accordance with the aims of CDP Policies 21, 29, 31 & 40, NPPF Parts 12 & 15 and guidance contained within the Council's Residential Amenity Standards Design Guide SPD. Recommended for approval [subject to conditions including a replacement tree].</i>			
25/00397/LB	University College, Durham Castle	Installation of leak detection system in the plant room	SUPPORT	APPROVED 8/4
<i>Reason(s):</i>	<i>In conclusion, the works will sustain and enhance the significance of the designated heritage asset. It is therefore considered the proposals are an acceptable form of dev't and accords with NPPF Parts 12 & 16 plus Sect. 72 of the Planning (LBs & CAs) Act 1990 and CDP Policies 16, 29, 31, 44 & 45 and Policies H1, H2 & S1 of the Durham City Neighbourhood Plan.</i>			
24/03254/FPA	Ansford, Potters Bank	CoU from 1 st fl. accom. (ancill. to main bldg) to indep. 1-bed flat	OBJECT	WITHDRAWN 9/4
25/00159/FPA	38 Goodyear Cres., Sherburn Rd Estate	Dwelling (C3) to small HMO (C4) including parking	OBJECT	APPROVED 9/4
<i>Reason(s):</i>	<i>In summary, 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 [described within the report and listed below]. 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 NPPF Parts 9, 12 & 15.</i>			