

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 19 February to 18 March 2025

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
29	5	3	-

PLANNING APPLICATIONS RESPONDED TO: 19 February to 18 March 2025

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 10/2:</i>					
24/02110/FPA	22-24 Hawthorn Terrace	Existing sash windows to uPVC sash	24/2	Walton	Objection
24/03218/AD	St Nicholas Graveyard, Providence Row	Installation of 7 x A1 information boards	25/2	Richards	Support
25/00269/FPA	22 Silver Street	Commercial 1 st floor and attic to 5-bed HMO (C4) incl. rooflights	26/2	Scott	Objection
<i>From DCC weekly list 17/2:</i>					
25/00243/FPA	St Nicholas Graveyard, Providence Row	Replacement churchyard gates and dropped curb vehicle access	3/3	Richards	Support
25/00271/VOC (21/01752/FPA)	37 North Road	VOC 4 (delivery hours)	3/3	Richards	Objection
25/00144/FPA	Ramside Hall Hotel	Car park extension and associated landscaping	13/3	Fenwick	Objection
<i>From DCC weekly list 24/2:</i>					
25/00367/FPA	1 Almoners Barn	Erection of 1.5 storey garage, gym & games room incl. dormers	11/3	Walton	Objection
25/00397/LB	University College, Durham Castle	Install'n of leak detection system in the plant room	11/3	Fenwick	Support

PLANNING APPLICATIONS NOTED: 19 February to 18 March 2025

Ref.	Location	Work	Date	Officer
<i>Additional:</i>				
25/00224/TCA	28 Nevilledale Terrace	Felling + removal of pear tree	24/2	Fenwick
<i>From DCC weekly list 10/2:</i>				
25/00198/FPA	38 Cooper Square, Gilesgate	Dwelling (C3) to HMO (C4) incl. extension and parking	26/2	Fenwick
<i>From DCC weekly list 24/2:</i>				
24/00767/CEU	5 Beech Crest	Cert. of Lawful Dev't for use of dwelling (C3) to HMO (C4)	10/3	Walton
24/03459/CEU	11 Leazes Place	Cert. of Lawful Dev't for use as a 7-bed HMO (sui generis)	10/3	Walton
25/00209/FPA	1 Aykley Green	Ground floor extension to front	11/3	Price
25/00406/FPA	6 Blaidwood Drive	Extensions, new windows, ASHP	11/3	Walton
25/00427/FPA	8 Whitesmocks Avenue	Rear & side extensions	11/3	Puttick
25/00473/FPA	19 Allergate	Demolition of conservatory and erection of rear flat roof ext'n	17/3	Price
<i>From DCC weekly list 3/3:</i>				
25/00502/FPA	24 North End	Side and rear extensions	17/3	White

25/00538/FPA	49 Annand Road, Gilesgate	Dwellinghouse (C3) to HMO (C4) including rear extension etc	19/3	Puttick
25/00542/FPA 25/00543/LB	Durham Crown Court, Old Elvet	Insertion of new boilers on 2 nd fl. + new pipework, louvres etc	20/3	Price

PLANNING APPLICATIONS NOTED AT THE MEETING (18 March 2025)

Ref.	Location	Work	Date	Officer
<i>Amendments:</i>				
24/02655/FPA 24/02656/LB	32A Silver Street	Restaurant (E) to small HMO (C4) + assoc. int'l alterations	11/3	Richards
<i>From DCC weekly list 10/3:</i>				
24/03322/OUT	Dean & Chapter Allotments, D&C Ind. Estate, Dean Bank (Ferryhill)	Residential dev't of up to 18 dwellings incl. access [TO NOTE LARGE SCALE HOUSING SITE]	24/3	Morina
24/03372/FPA	22 Orchard Drive	Front porch and extensions	24/3	Fenwick
25/00576/FPA	20A Gilesgate	Replacement timber sash windows to front, uPVC to rear	25/3	Fenwick
25/00604/FPA	12 Salisbury Rd, Newton Hall	Dwelling (C3) to residential care home (C2) for 1 or 2 children	27/3	Puttick
<i>Appeal:</i>				
24/02174/FPA (APP/X1355/W/ 25/3360660)	9 Station Lane, Gilesgate	Subdivision of dwelling (C3) with ext'n to form 2 apartments (C3) (<i>amended</i>)	26/3	Penman
<i>From DCC weekly list 14/3:</i>				
25/00650/FPA	14 Nevilledale Terrace	Replacement door and window	31/3	Puttick
25/00654/FPA	Endor, Darlington Road	Conversion of existing garage + erection of new double garage	2/4	Beveridge

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

Ref.	Location	Work	Trust's response	Decision/Date
24/01222/FPA	5 Hawthorn Terr.	Replacement dormer roof ext'n	OBJECT	APPROVED 26/2
Reason(s):	<i>The officer on balance recognises that it would be difficult to sustain a refusal, therefore it is considered that the proposed dev't would be in accordance with Policies 29 & 44 of the CDP, H2 of the DCNP and Section 72 of the TCP (LB & CA) Act 1990. It is considered that the application is in accordance with relevant national and local planning policies.</i>			
24/03112/FPA	Chapel of St Mary the Less, St John's Chapel, S. Bailey	Installation of 3 air source heat pumps to rear of the building	SUPPORT	APPROVED 7/3
Reason(s):	<i>The proposed dev't is considered acceptable by reason of its size, scale, and positioning and would not result in any adverse impact upon the amenity of adjacent residents and would conserve the significance of the heritage assets (namely the Durham City CA, Grade II LB and setting of the WHS) in accordance with the requirements of NPPF Parts 12, 15 & 16, CDP Policies 29, 31, 44 & 45, DCNP Policy H1 & H2 and Sections 66 & 72 of the Town & Country Planning (LBs & CAs) Act 1990.</i>			
24/00149/FPA	Land NW of Melbury Ct, Old Dryburn Way	Construction of a PBSA (sui gen.) + assoc. parking, landscaping	OBJECT	APPROVED 5/3
Reason(s):	<i><u>Informal:</u> Approved at County Planning Committee. <u>Committee Report:</u> the responses of individual consultees indicates that the scheme is one that officers consider generally satisfies the policy req'ts and can be supported on a brownfield site that meets housing objectives and constitutes as sustainable dev't. There would be no significant harm to a designated heritage asset or the WHS. There would also be no harm to residential amenity, protected species, biodiversity or trees that cannot be mitigated or compensated for. It is not prejudicial to highway safety nor would it have a severe residual cumulative impact on network capacity and has good access to sustainable transport modes. The scheme mitigates the impact to air quality, drainage and contaminated land whilst providing benefits such as enhanced landscaping and a 50.63% gain in habitat units to more than satisfy the 10% BNG req'ts. There will be financial contributions secured to improve healthcare facilities and open space provision. As such the application is in accordance with CDP Policies 1, 6, 16, 21,</i>			

	25, 26, 27, 29, 31, 32, 35, 36, 39, 40, 41 & 42, DCNP Policies S1, H1, H3 & T1 and NPPF Parts 2, 4, 8, 9, 11, 12 & 16. There are some conflicts with the loss of an existing facility from developing on the current car park that helps serve the hospital, however temp. permissions were only granted and is not in the ownership of the NHS. There is no objection from the Highways Auth. with this issue or the proposed parking provision. The proposal has generated 33 letters of objection - in summary, concerns were raised to the lack of need; heritage impacts to the WHS; road safety and lack of parking particularly with the loss of the existing car park; poor connectivity, anti-social behaviour and an overbearing design. The concerns have been taken into account and addressed within the report with suitable conditions to mitigate their concerns where possible. The objections raised would not outweigh the above conclusions and on this basis the application is recommended for approval, subject to S106.			
24/02710/FPA	East Durham and Houghall Community College	Demolition, refurb., retention of existing buildings + construction of a new 2-storey teaching block, etc	OBJECT	APPROVED 5/3
Reason(s):	<i>Informal: Approved at County Planning Committee. Committee Report: as there is policy conflict the benefits of the proposal have been weighed against the policy conflict identified in the planning balance [above]. Assessing the conflicts of the dev't against its benefits is a fine balance as the weight attributed to each conflict and benefit will differ given the site-specific material considerations. It is considered that in this particular case the social benefits and to a lesser extent the economic and environmental benefits of the proposal clearly outweigh the identified policy conflicts and Green Belt harm. As a result, and having regard to the content of the CDP and DCNP and on the balance of all material planning considerations, including comments raised in the public consultation exercise, it is considered that in this case a decision can be made not in line with the dev't plan and the conclusion is that planning permission should be granted. As the dev't consists of inappropriate dev't in the Green Belt which includes the provision of buildings of 1,000m² or more any resolution of approval must be referred to the Secretary of State via the National Planning Casework Unit for their consideration on whether to call in the application for their determination.</i>			
24/00402/FPA (APP/X1355/W/24/3351744)	44 Claypath	Gnd floor office (E) to 2-bed flat (C3) for student accommodation	OBJECT	ALLOWED 13/3
Reason(s):	<i>I conclude that the proposed dev't would have an acceptable effect on the living conditions of nearby occupiers in terms of noise, disturbance and community cohesion, and it would accord with the relevant aims of CDP Policy 31, the aims of which have previously been set out. It would also accord with the relevant provisions of the Framework, which have similar aims. Since the proposal would involve only limited external alterations, it would not harm the significance of the CA. As a result, its character and appearance would be preserved. The Council has considered the proposal against the policy [Part 2 of Policy 16] and found no conflict. Although some interested parties question the proposal's compliance in these terms, particularly regarding the issue of need, I find no compelling evidence to take a different view to the Council on this matter. I conclude that the appeal should be allowed subject to the conditions listed in my formal decision.</i>			