

**The City of Durham Trust**  
(Registered charity number 502132)

**SUMMARY DATA: 16 April to 20 May 2025**

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS/CONCERNS submitted
34	3	-	3

**PLANNING APPLICATIONS RESPONDED TO: 16 April to 20 May 2025**

Ref.	Location	Work	Date	Officer	Response
<i>Amendments:</i>					
22/03024/FPA	Tower Cottage, The Avenue	Raising of roof height; creation of upper floor, extensions, new access	22/4	Hopper	Objection sustained
<i>From DCC weekly list 24/3:</i>					
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	2/6	Harvey	Objection
<i>From DCC weekly list 31/3:</i>					
25/00778/LB	Big Jug, 83 Claypath	Repl. fascia sign over passageway (retrosp.)	16/4	Price	Objection
<i>From DCC weekly list 7/4:</i>					
25/00844/FPA 25/00845/LB	University College, Durham Castle	Install'n of guarding to top of Motte, handrails to steps, lighting, etc	22/4	Puttick	Comment
<i>From DCC weekly list 28/4:</i>					
25/00991/FPA	MME3 Plot DC1, Integra 61, Bowburn	Install'n of wind turbine (up to 140m high), etc	16/5	France	Concerns

**PLANNING APPLICATIONS NOTED: 16 April to 20 May 2025**

Ref.	Location	Work	Date	Officer
<i>Amendments:</i>				
24/02972/FPA	Hallgarth Care Home, Hallgarth Street	Conv. of former care home to a PBSA comprising 48 bedspaces	N/A	Rowson
<i>From DCC weekly list 24/4:</i>				
25/00891/FPA 25/00892/LB	49 South Street	Alterations to approved plans for conservatory, roof lights, kitchen gable wall, etc	5/5	Beveridge
25/00851/LB	77 Hallgarth Street	Upgrade of existing lightning protection system	6/5	Fenwick
25/00973/FPA	17 Church Street	CoU from open space to residential garden with parking	13/5	Price
25/01015/FPA	Zen Bar, Court Lane	Single-storey front extension	13/5	Fenwick
25/00992/FPA	Land between Elm Close and Willington South Dene, Hunwick Lane, Sunnybrow	Erection of 142 dwellings, access, landscaping, etc [LARGE SCALE HOUSING SITE]	19/5	Ollivere
<i>Additional:</i>				
25/01141/TCA	86 Gilesgate	Tree works	21/5	White
25/01177/TCA	Mount Joy Farmhouse, Stockton Road	Fell/removal of ash & larch + crown lift/prune of oak & cherry	27/5	Fenwick

25/01152/TCA	University College, Durham Castle, Palace Green	Removal of sycamore and ash	28/5	Beveridge
<i>From DCC weekly list 6/5:</i>				
25/00746/FPA	36 Marshall Terrace, Gilesgate	CoU of dwelling to create separate residential annex	20/5	Walton
25/01063/PN56	Durham University Business School, Mill Hill Lane	Erect a lobby in between Block 3 and Block 7	21/5	Puttick
25/01080/TPO	5 Woodland Close, Bearpark	Crown/reduce 3 mature beech	21/5	Outhwaite
25/01101/FPA	Land north and east of Pelton House Farm Estate, Station Lane, Pelton	Erection of 79 residential dwellings (C3) + access, etc [LARGE SCALE HOUSING SITE]	21/5	Ollivere
25/01111/FPA	3 Derbyshire Drive, Belmont	2-storey pitched roof extension + front porch & garage ext'n	30/5	Price
25/01132/CEU	12 Brierville	Use of property as 6-bed HMO (C4)	3/6	Price
25/01133/CEU	Holly Tree House, Holly St.	Use of property as 6-bed HMO (C4)	3/6	Price

#### PLANNING APPLICATIONS NOTED AT THE MEETING (20 May 2025)

Ref.	Location	Work	Date	Officer
<i>From DCC weekly list 12/5:</i>				
25/01022/FPA	Hillside, 26 Quarryheads Lane	CoU from adopted highways to domestic garden/drive ( <i>amend</i> )	30/5	Richards
25/01029/FPA	32 Douglas Gardens, Elvet Moor	2-storey front, side and rear extensions	2/6	Fenwick
25/01129/CEU	7 Highgate	Lawful Dev't Cert. for use as a 7-bed HMO ( <i>sui generis</i> )	2/6	Richards
25/01146/FPA	4 Westhouse Avenue, Neville's Cross	Detached outbuilding	2/6	Fenwick
25/01131/CEU	Ash Tree House, Holly Street	Use of property as 6-bed HMO (C4)	3/6	Price
25/01149/PA56	Whitwell House Farm, Sherburn House	Prior approval for one general purpose agricultural building	3/6	Hurton
25/01186/FPA	Freeman's Quay, Freeman's Place	Removal and replacement of existing timber cladding systems	3/6	Price
<i>From DCC weekly list 19/5:</i>				
25/01185/FPA	Framwellgate School, Finchale Road	Demolition for a replacement school, car parking, pitches, etc	3/6	Ollivere
25/01197/LB	Lumley Park Ho., Lumley New Rd, Castle Dene, Chester-le-Street	Structural repairs, replacement ceilings, lime rendering, etc	3/6	Walton
25/00911/FPA	10 South Crescent	Rear and side extensions	4/6	White
25/01004/TPO	Stonebridge Mill Farm, Lowes Barn Bank	Monolith 1 beech	9/6	Fenwick

#### OUTCOMES TO PREVIOUS RESPONSES (*decided since 15 April 2025*)

Ref.	Location	Work	Trust's response	Decision/Date
24/01649/FPA (APP/X1355/W/24/3355969)	2 Monks' Crescent, Gilesgate	Dwellinghouse (C3) to small HMO (C4) including parking, etc	OBJECT	ALLOWED 15/4
Reason(s):	The proposal would comply with the development plan taken as a whole and material considerations do not indicate a decision should be made other than in accordance with the development plan. [Subject to conditions requiring the materials for all external alterations to match those of the existing building, to secure the implementation of the driveway, and secure cycle storage shown on the approved plan.]			
24/02078/FPA	20 Silver Street (Riverview Kitchen)	Extend existing external seating terrace + new raised deck	OBJECT	APPROVED 2/5

Reason(s):	<i>The proposed dev't is acceptable in principle and considered to be an appropriate use for its town centre location in accordance with CDP Policy 9. By reason of its size, scale, design and materials used would preserve the significance of nearby heritage assets and subject to conditions would not adversely affect the amenity of nearby residents, highway safety, land contamination, ecology or flood risk. In light of the above, the proposed dev't is considered to accord with Parts 9, 12, 14, 15 &amp; 16 of the NPPF, CDP Policies 21, 29, 31, 32, 35, 39, 40, 41, 44 &amp; 45, Policy E4, H1, H2, S1 &amp; T1 of the DCNP and Sections 66 &amp; 72 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.</i>			
<b>25/00489/LB</b> <b>25/00509/FPA</b>	<b>First to third floors, 70 Saddler Street</b>	Conversion of top floor commercial - residential (C3/E to C4 HMO)	OBJECT	APPROVED 2/5
Reason(s):	<i>The application site comprises a vacant retail unit and C3 residential unit within the defined commercial centre of Durham City Centre. Including the proposed CoU, the proportion of student occupied properties within 100m radius of the application property exceeds the 90% threshold contained within CDP Policy 16, and on this basis, the principle of the proposal is acceptable. The alterations to the building would be minimal and would cause no harm to the significance of the asset. The reuse of the vacant retail unit is considered a modest enhancement to the CA securing its long-term maintenance through the reintroduction of a positive use. The information submitted as part of the application indicates that the premises would provide an acceptable quality of amenity for the future occupants and neighbouring land users would not be adversely affected. Given the sustainable location of the premises, no dedicated parking spaces are considered necessary. Therefore, the proposal accords with CDP Policies 6, 9, 16, 21, 22, 29, 31, 41 &amp; 44, Policies S1, H2, D4, E3 &amp; T3 of the Durham City NP and Parts 2, 4, 5, 7, 9, 11, 12 &amp; 16 of the NPPF.</i>			
<b>25/00778/LB</b>	<b>Big Jug, 83 Claypath</b>	Replacement fascia sign over passageway (retrospective)	OBJECT	APPROVED 15/5
Reason(s):	<i>The retention of the sign would not adversely impact upon the historic fabric or significance of the LB or its character within the wider street scene. Consequently, it is considered to accord with the requirements of NPPF Section 16, CDP Policy 44 and Section 66 of the Town and Country Planning (LB &amp; CA) Act 1990.</i>			
<b>25/00269/FPA</b>	<b>22 Silver Street</b>	Commercial 1 <sup>st</sup> floor and attic to 5-bed HMO (C4) incl. rooflights	OBJECT	APPROVED 19/5
Reason(s):	<i>It is considered that the principle of dev't would accord with the req'ts of CDP Policy 16. When assessed against other criteria contained within Policy 16 and the remaining CDP policies, relevant to the application, the dev't would not imbalance the existing community, result in any unacceptable cumulative impact upon the amenity of existing or future residents, have any detrimental impact on the character and appearance of the area, highway safety, biodiversity, flood risk or contaminated land. In addition, subject to securing the financial contribution for open space, sport and recreational facilities, the dev't would not adversely impact on open space. The dev't therefore accords with CDP Policies 6, 16, 21, 25, 26, 29, 31, 35, 36, 41, 43, 44 &amp; 45, NPPF Parts 9, 12 &amp; 15 and the Durham City NP.</i>			