

# THE CITY OF DURHAM TRUST

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Web site: <http://www.DurhamCity.org>

c/o Blackett, Hart & Pratt, LLP  
Mandale Business Park  
Belmont  
Durham, DH1 1TH

22 June 2025

Kelly Scott  
Durham County Council  
Planning Department  
PO Box 274  
Stanley  
County Durham  
DH8 1HG

Dear Ms Scott,

**DM/25/01397/FPA - 3 Roosevelt Road, Gilesgate, Durham, DH1 1PS**

*Change of use from dwellinghouse (Class C3) to house in multiple occupation (Class C4) including single storey rear extension, cycle parking and bin storage*

The City of Durham Trust considered this application at its meeting on 17 June 2025 and agreed to object on the basis that it fails CDP Policies 16 and 29.

Within a 100m radius of, and including the application site, the percentage of Class N exempt student properties as defined by Council Tax records, along with any unimplemented planning permissions for HMOs, would be 12.8% in the event that planning permission were granted. As the figure exceeds the allowable 10%, the application is considered to be contrary to Policy 16, Part 3 (a).

Furthermore, the only indicated means of escape from Bedroom 2 is via the kitchen area, thus contravening the Council's "Standards for Houses in Multiple Occupation". The Planning Department recognises that these Standards, although not in themselves a local plan policy requirement, nevertheless provide a tool to measure the quality of the development with regard to Policy 29(e) and (f) of the CDP. The application as presented cannot be considered to provide a well-designed building: clearly, the significant fire safety concerns that arise would negatively impact upon the safety and wellbeing of residents. Consequently, the application also fails to comply with Policy 29.

The Trust therefore considers that the Authority should refuse this application. However, should the application be recommended for approval, the Trust requests that a condition be imposed requiring a compliant escape window to be installed to Bedroom 2.

Yours sincerely,

JOHN LOWE  
Chair, City of Durham Trust