

THE CITY OF DURHAM TRUST

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

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

Emma Price
Durham County Council
Planning Department
PO Box 274
Stanley
County Durham
DH8 1HG

2 June 2025

Dear Ms Price,

DM/25/01134/CEU - 33 Long Acres, Gilesgate, Durham, DH1 1JF

Use of property as 4 bedroom HMO (Use Class C4)

The City of Durham Trust considered this application at its meeting on 20 May 2025 and agreed to write to you outlining some concerns.

Firstly, Section 5 of the Planning Statement states that several documents are attached as evidence supporting the application for a lawful development certificate: a Statutory Declaration, Assured Shorthold Tenancy details and Council Tax exemption details. Unfortunately, none of these are provided. Without this evidence being available for scrutiny, the Trust fails to see how the application can be determined.

Secondly, the Trust notes that Bedroom 4 is only 5.46m² in area, significantly less than the 'good practice' minimum size of 7.5m² required by the NDSS and the absolute minimum of 6.51m² required by the Council. The Trust is concerned that this room is fundamentally inadequate for use as a bedroom and, consequently, the existing accommodation fails to provide the high standards of amenity required by Policy 29(e).

Given these concerns, the Trust requests that: the supporting evidence be published urgently in order to confirm the application's eligibility for consideration as lawful development; the application description be amended to "*Use of property as a 3 bedroom HMO (Use Class C4)*" in order that the significantly undersized bedroom may not be used as such in the future; and, should the application be recommended for approval, a condition be imposed limiting the occupancy of the property to no more than three persons.

Should it not be possible to provide the supporting evidence or change the description of the application to limit the occupancy of the property, the Trust will feel it necessary to submit a formal objection.

Accordingly, I look forward to hearing from you soon given the approaching determination deadline.

Yours sincerely,

JOHN LOWE
Chair, City of Durham Trust

The Trust, founded in 1942, is a Charitable Incorporated Organisation, registered as a charity, No. 502132.
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