

THE CITY OF DURHAM TRUST

Web site: <https://durhamcity.org/>

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

23 December 2025

Mr Richards
County Council Planning Development
PO BOX 274
Stanley
County Durham
DH8 1HG

Dear Mr Richards

DM/25/03259/CEU: 49 Sunderland Road, Gilesgate, Durham, DH1 2QG
Certificate of lawfulness for use of the property as a House in Multiple Occupation (Use class C4)

The Trust has some queries about the evidence that this property was an HMO prior to the introduction of the Article 4 Direction in 2016.

The details of the relationship (historical and current) between the Director of Ethicare and this particular property would be useful. Additionally, the Council Tax letter classifying it as an HMO is dated 2004. Did this continue to be the case in the crucial year 2015/2016? A copy of the Council Tax requirement on the owner in that year would be very helpful, as would examples of tenancy agreements from that time forward.

We therefore object to this application as we feel there is currently insufficient evidence for the Council to make a determination.

Regards

Yours sincerely

Sue Childs

Vice Chair, City of Durham Trust
chair@durhamcity.org

Celebrating, protecting, and enhancing the City of Durham