

THE CITY OF DURHAM TRUST

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

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

27th January 2026

Clare Walton,
Durham County Council
Planning Department
PO Box 274
Stanley
County Durham
DH8 1HG

Dear Ms Walton,

DM/25/02192/VOC Beau View Quarry House Lane Crossgate Moor Durham DH1 4JA

Variation of condition 3 (approved plans) pursuant to planning permission DM/19/01912/FPA to allow for changes to extend the previously approved ground floor extension, creation of first floor with dormer window above and alterations to front porch.

The Trust has reviewed the submitted amended plans and maintains its objection

to this application.

The proposed extension remains approx. 1.0m closer to the side boundary than the original approved extension. Importantly, the distance from the Lane, originally proposed at approx. 4.5m remains insufficient at approx. 2.5m. This matters because the extension will be made considerably more prominent from both side and distant views and from the Lane. It also does not leave sufficient room at the front to allow the remaining, and what should be replacement, hedgerow to reach its full screening potential. The same applies to the side boundary. The impact is clearly illustrated on the amended elevations plan (18-06, 204 D) .

The Trust has detailed the context for this proposal and its reasons of opposing it in its original objection and these remain the basis of this continuing objection. The original objection drew particular attention to Beau View's position and impact on the Neville's Cross Battlefield site and its adjacency to the Green Belt. This property is surrounded by the Green Belt and is locally prominent within it. The following points are drawn attention to:

1. The existing house is very prominent, is of contemporary rendered style and not in keeping with rural character of this section of the Lane. The proposal will exacerbate this. This can be assessed from lower down Quarry House Lane.
2. It is not reasonable to put forward, as the original application does, a proposal and then seek to substantially enlarge this by variation of planning conditions. The original set the parameters for development on the site. It is considerably more than a minor change because of its impact.

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3. A useful section of front hedgerow has been removed and needs replacement to assist in screening. The impact of the house and potential extension is made substantially greater by this removal.
4. The combination of hedgerow removal and surfacing of the frontage area without drainage is throwing more rainwater runoff onto the Lane and down the hill. When the run off freezes it can cause degradation of the lane's surface and create a hazard on the road that is a public footpath. Quarry House Lane is part of the route for visiting the Battlefield site promoted by the City of Durham Parish Council and This is Durham. Drainage is essential in both the short term and as part of any agreed frontage development. The loss of a front garden is of concern to the Trust and mitigation is needed to minimise its impact. The Trust supports the City of Durham Parish Council initiative to introduce an Article 4 Direction to stem the loss of front gardens. This case is an example of the high impact such loss can have.

The Trust objects to this application as amended for the reasons above and those in its original 10/09/25 objection (policy failures are indicated in the appendix below).

Yours sincerely,

John Lowe

Chair, City of Durham Trust
chair@durhamcity.org

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Appendix – Planning Policies

The Trust considers that the proposals fail against the following planning policies:

National Planning Policy Framework

13. Protecting Green Belt land

142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas(*the proposal creates visual ‘sprawl’*);
- c) to assist in safeguarding the countryside from encroachment (*The proposal encroaches onto adjacent countryside*).

Proposals affecting the Green Belt

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness (*The proposal intrudes visually on the openness of the Battlefield rural area*).

County Durham Plan

Policy 29 Sustainable Design

- a. The proposals fail to contribute positively to an area’s heritage significance, townscape and landscape.
- e. The proposals fail to provide high standards of amenity and privacy and minimise the impact of development upon the occupants of existing adjacent and nearby properties.

Policy 44 Historic Environment

Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets. (*The proposal fails to sustain the Battlefield setting*)

Designated Assets

Great weight will be given to the conservation of all designated assets. (*The proposals fail to consider the conservation of the setting of the Battlefield area*).

Historic Battlefields

In determining applications, particular regard will be given to the following:

- d. the sustainable management of the battlefield site and its setting. (*The proposal does not represent sustainable management of the setting*)

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