

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
20 June 2025

Barry Cansfield
Durham County Council
Planning Department
PO Box 274
Stanley
County Durham
DH8 1HG

Dear Mr Cansfield

DM/25/01398/FPA – 170 Gilesgate, Durham, DH1 1QH

Change of use from dwellinghouse (Use Class C3) to a large house in multiple occupation (sui generis)

The City of Durham trust objects to this application for the following reasons.

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 39.19% in the event that planning permission be granted.

As the figure exceeds 10% the application is considered to be contrary to Policy 16, Part 3 (a) of the CDP. There are exemptions set out at criteria (h) and (i) of Policy 16, Part 3 where extensions that result in specified or potential additional bedspaces would not be resisted. However, these do not apply in this instance as the concentration is not greater than 90% and the property is not within a primarily commercial area.

Given these clear breaches of CDP policy, the Trust submits that the application should be refused.

Yours sincerely

John Lowe

Chair, City of Durham Trust