

# THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP  
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Web site: <https://durhamcity.org/>

23 April 2026

Mr David Richards  
Durham County Council  
Planning Department  
PO Box 274  
Stanley  
County Durham  
DH8 1HG

Dear Mr Richards

**DM/26/00228/FPA: Rear extension to form a 4-bed HMO (Use Class C4) with additional basement storage and alterations to the adjoining external staircase, 30 - 31 Silver Street, Durham DH1 3RD**

The City of Durham Trust has considered the above planning application in relation to Durham City Neighbourhood Plan Policy E3 on retail development in Durham City Centre. The policy states that *"development proposals that provide residential accommodation in upper floors of commercial properties will be supported, so long as they do not have a negative impact on retail, commercial, or tourism activities....."*.

The approved roof terrace for the restaurant provided views over the river, but is now proposed to be enclosed and the use changed to become a 4-bed HMO. As a result, the restaurant will have no possibility of ever having views out over the river or expanding to the rear. This may limit the property's appeal to prospective tenants in the future in this key retail location.

Accordingly, the Trust wishes to object on the grounds that, by creating a further HMO instead of an open terrace for the current or a future restaurant, there would be adverse impacts upon retail, commercial and tourism activities here, contrary to Durham City Neighbourhood Plan Policy E3.

Yours sincerely,

**John Lowe**

Chair, City of Durham Trust  
[chair@durhamcity.org](mailto:chair@durhamcity.org)

**Celebrating, Protecting and Enhancing the City of Durham**