

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

26 August 2026

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

Dear Ms Walton,

DM/26/01850/CEU - 11 Geoffrey Avenue, Durham, DH1 4PF

Certificate of Lawful Existing Use to confirm that the property's established use as a small HMO (Class C4) was in place before the introduction of the Durham City Article 4 Direction (1 September 2016) and has continued lawfully to the present day.

The Trust notes that no evidence at all has been presented to support either the assertion in the application form that this property first came into use as an HMO before September 2016 or that it has been used continuously as such since then.

Indeed, the Trust further notes that contradictory evidence has been submitted by interested third parties stating that the property in question was used as a family home for some 10 years until August 2018.

Accordingly, the Trust objects to this application based on an absence of supporting evidence and the likelihood that the property has not been in continuous use as an HMO for the requisite period of 10 years.

Should further information be provided in due course the Trust will gladly review its objection and inform you accordingly.

Yours sincerely,

John Lowe
Chair, City of Durham Trust
trust@durhamcity.org

Celebrating, Protecting and Enhancing the City of Durham