

THE CITY OF DURHAM TRUST

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

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

06 August 2026

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

Dear Ms Walton,

DM/26/01032/FPA - 27 St Bede's Close, Crossgate Moor, Durham, DH1 4AA

Change of use of 3 bed dwellinghouse (C3) to 3 bed HMO (C4) including cycle parking and bin storage.

The Trust is pleased to note that this application has now been revised such that its concerns regarding fire safety have been satisfactorily addressed.

However, as per its letter of 20 May 2026, the Trust remains concerned about the parking arrangements, especially since the 2 bays now proposed have the least depth of the spaces previously indicated. Consequently, the possibility of cars overhanging the pavement remains high. Furthermore, the revised site layout still does not show covered, secure and enclosed cycle storage as required by the Parking & Accessibility SPD.

Whilst the applicant has recently confirmed the status of the application as being for 3 bedrooms only, nevertheless the property will not be subject to licence conditions and the first floor 'Communal Study' at 7m² has the potential to be used as a 4th bedroom.

Despite significant improvements to the scheme, the Trust maintains its objection based on inadequate parking and cycle storage arrangements; and additionally requests, should the Council be minded to approve the application, that a condition be imposed formally limiting occupancy to no more than three persons.

Yours sincerely,

JOHN LOWE

Chair, City of Durham Trust
chair@durhamcity.org

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