

The City of Durham Trust
(Registered charity number 502132)

SUMMARY DATA: 17 June to 21 July 2026

PLANNING APPLICATIONS considered	OBJECTIONS submitted	SUPPORT submitted	COMMENTS submitted
60	5	3	1

PLANNING APPLICATIONS RESPONDED TO: 17 June to 21 July 2026

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 22/05:</i>					
26/01140/FPA	Land To The North Of Robert Moore Close Robert Moore Close Bowburn	Hybrid application comprising Full planning permission for the erection of 65no. dwellings; and Outline planning permission (with all matters reserved except access) for the erection of up to 135no. dwellings, including associated service infrastructure and landscaping. LARGE SITE		Harvey	Object
26/01239/FPA	Moon, 27 Silver Street	Change of use of the ground floor premises from Class E use to a small-scale cocktail lounge/bar (Sui Generis), operating primarily through seated table service, and associated internal alterations.		Price	Comment
<i>From DCC weekly list 29/05:</i>					
26/01153/FPA	Land North And East Of Meadow Edge, Sherburn	Full planning application for the erection of 173 dwellings, creation of a new access from Park Road, internal roads and car parking, provision of public open space, landscaping, SUDs attenuation ponds and drainage systems and other associated infrastructure LARGE SITE		Laing	Object
<i>From DCC weekly list 04/06:</i>					
26/01330/FPA	Moatside Mews, Saddler Street	Replacement windows		White	Support
<i>From DCC weekly list 19/06:</i>					

26/01581/LB	Alington House, North Bailey Hall, 4 North Bailey	Listed Building Consent for the replacement of 5 no. timber windows		Walton	Support
<i>From DCC weekly list 03/07:</i>					
26/01222/AD	72 Saddler Street	Grade 2 listed building. Replacement of the existing fascia signage with new non-illuminated signage. The advertisement will comprise individual 10mm thick stand-off letters in a modern typeface. The letters will be installed over the existing fascia.		Robinson	Object
26/01512/FPA and DM/26/01513/AD	Land To The South Of Former 13 - 17 Claypath	Installation of 1 no new communications kiosk with integrated defibrillator and advertising display		Fenwick	Object
26/01618/FPA and 26/01619/LB	Saddlers Deli, Ground Floor, 8 Saddler Street	Listed Building Consent for refurbishment of the existing shopfront, together with associated external and internal works, including the installation of a rear extract flue/termination point, equipment and a carbon-filtered ventilation system		Walton	Object
26/01638/LB	17 Hollinside Terrace Hollinside	Replacement of 2 sliding sash windows, 1 casement window and front door.		White	Support

PLANNING APPLICATIONS NOTED: 17 June to 21 July 2026

Ref.	Location	Work	Date	Officer	Response
<i>From DCC weekly list 12/06:</i>					
26/00866/LB	90 - 97 Elvet Bridge	Installation of internal & external fibre cables to buildings 90-97 Elvet Bridge		Beveridge	Noted
<i>From DCC weekly list 19/06:</i>					
26/01400/AD	Pulman Skoda, Belmont Industrial Estate	Removal of existing signage and the display of 3 no. illuminated fascia signs, 1 no. illuminated pylon sign, 1 no. non-illuminated directional sign and new illuminated entrance portal		Price	Noted
26/01502/FPA	178 Devonshire Road Belmont	Single-storey rear extension with 2no. rooflights and conversion of attached garage		Beveridge	Noted

26/01365/TPO	22 Aidan Gardens Belmont	Tree 1 - Horse Chestnut - Prune lower branches by 30-40ft due to overhang into neighbouring garden and blocking light Tree 2 - Sycamore - Prune lower branches by 30-40ft due to overhang into neighbouring garden and blocking light Tree 3 - Sycamore - Prune to the left-hand side by 30-40ft due to overhang into neighbouring garden and blocking light Tree 4 - Sycamore - Prune lower branches by 40ft due to overhang into neighbouring garden and blocking light, prune large branch back to safety due to overhanging fence over parked cars.		Beveridge	Noted
26/01528/FPA	135 Edge Court Sherburn Road Estate	Conversion of small community hall and existing adjoining bungalow into 1 no. 3-bedroom fully adapted bungalow with associated private parking, front and rear external gardens with boundary fencing/wall.		Penman	Noted
26/01482/FPA	18 St Nicholas Drive, Nevilles Cross	Change of Use from Residential Dwelling (Class C3) into a House of Multiple Occupation (Class C4).		Price	Noted
26/01501/TPO	6 Ramshaw Close Langley Park	Maintenance of one Oak tree to include crown thinning, crown reduction and pruning works - TPO-DER-203		Outhwaite	Noted
26/01412/FPA	Site Of Former Wolsingham School And Commercial College, Leazes Lane, Wolsingham	Erection of 40 dwellings with associated landscaping and drainage works, creation of new bus parking and turning area, and widening of existing access road LARGE SITE		Eden	Noted
26/01571/AD	New College Durham, Armstrong House, 6 Abbeywoods Business Park, Pity Me	New building signage to front elevation of building		Walton	Noted
26/01492/FPA	11 Aykley Green, Nevilles Cross	Single-storey and two-storey side and rear extensions, increase		Beveridge	Noted

		driveway width, and construction of garden building to the rear (gym and games room)			
26/01492/FPA	Denmar, The Avenue	Beech (T1) - pruning the width of the crown to maintain clearance from streetlight, road, phone lines and building		Beveridge	Noted
26/01350/FPA	30 Lund Avenue, Framwellgate Moor	Change of Use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provision of Class V of Part 3 of the GPDO.		Richards	Noted
<i>From DCC weekly list 26/06:</i>					
26/01277/FPA	Land To The West Of Scouts House Farm, Rock Terrace, New Brancepeth	Residential development comprising of 8no. dwellings with associated access and landscaping.		Hurton	Noted
26/01569/FPA	Northumbrian Water Ltd Land South East Of Winchester Drive, Brandon	Retention of access track and hardstanding area including associated boundary treatments		Dawson	Noted
26/01538/FPA	3 Village Farm, The Green, Cornforth	Replace timber windows to the front with whitewood UPVC windows, and construction of new porch to the front elevation		Beveridge	Noted
26/01572/FPA	Land West Of 5 Bridge End, Coxhoe	Proposed detached two-storey dwelling		Penman	Noted
26/00951/FPA	13 Holmlands Crescent Framwellgate Moor	Two storey extension to side and rear		White	Noted
26/01068/FPA and 26/01069/LB	Coach House Cottage Esh	Replacement of 5 windows and front door		Dawson	Noted
26/01575/FPA	Coach House, Esh	Detached carport to front of dwelling		Outhwaite	Noted
26/01580/AD	40 - 43 The Riverwalk, Millburngate	Display of 3 no. illuminated fascia signs and 5 no. non-illuminated projecting signs		Penman	Noted
26/01451/FPA	Highway, Elvet Moor	Single-storey rear extension and erection of detached double garage with ancillary first floor accommodation		Fenwick	Noted
<i>From DCC weekly list 03/07:</i>					
26/01620/AD	Costa Coffee, Pizza Hut Unit 12, Durham City	3 no. internally illuminated fascia signs		Scott	Noted

	Retail Park				
26/01668/FPA	4 Wiltshire Close, Belmont	Garage conversion including installation of hipped roof		White	Noted
26/01678/AD	The Electric Vehicle Network Ltd, St Andrews Park, Dragon Lane, Gilesgate	Erection and Display of 1no double-sided non-illuminated directional sign		Fenwick	Noted
26/01083/FPA	55 The Green, Cornforth	Single story rear extension		Robinson	Noted
26/01643/AD	Land To The North East Of Unit 1, Low Main Court, Integra 61 North Bowburn	1) Int-Illum 9mtr Totem 2) Int-Illum 9mtr Totem 3) Int-Illum Directional Sign 4) Int-Illum Height Restrictor 5) Int-Illum Preview Menu 6) Int-Illum Speaker Canopy 7) Int Illum Triple Menu 8) Int-Illum Thank You/No Entry Directional Sign 9) Int-Illum 355mm Wordmark - Raceway Mounted 10) Int-Illum Single Sided 900mm Roundel 11) Int-Illum 355mm Wordmark - Raceway Mounted 12) Int-Illum Drive Thru Lettering 13) Int-Illum Drive Thru Lettering 14) Int-Illum Single Sided 1500mm Roundel 15) Int-Illum Single Sided 1500mm Roundel 16a) Non-Illum 3mtrs. Window Manifestations (950mm from floor level) 16b) Non-Illum 3mtrs. Window Manifestations (1500mm from floor level) 17) Non-Illum Drive Thru Window Vinyl x 3 18) Non-Illum Banner Frame 19) Non-Illum Mobile Order Window Graphic 20) Non-Illum Delivery Order Pick Up Sign		Scott	Noted
26/01611/TPO	Lilburn House, 6 Woodland Close, Bearpark	Various tree works to two Common Beech trees protected under TPO-PN1-317 in accordance with the submitted Arboricultural Appraisal Report		Outhwaite	Noted
26/01625/FPA	18 Bamburgh Road Newton Hall	Ground floor front bay window, conversion of original integral side garage into habitable accommodation and single-storey rear		Fenwick	Noted

		extension			
26/00741/CEU	Crossways, Whinney Hill	Certificate of Lawfulness for use as a 4-bedroom C4 House in Multiple Occupation in use since 2009. The property has functioned as a single household of unrelated individuals under joint or individual Assured Shorthold Tenancy (AST) agreements for a continuous period exceeding 10 years and before the introduction of the Durham City Article 4 Direction in 2016.		Price	Noted
26/01642/CEU	17 Boyd Street	Certificate of lawfulness for use of the property as a House in Multiple Occupation (Use class C4).		Price	Noted
26/01468/FPA	Anvil, Abbey Road, Pity Me	Change of use to adult care home (C2) for up to three adults aged 18 and over and the retention of a sensory room and an office within the rear garden.		Price	Noted
<i>From DCC weekly list 10/07:</i>					
26/01157/FPA	24 Birkdale Gardens Belmont	First floor side extension		White	Noted
26/01731/AD	Dragonville Filling Station, Alma Place Gilesgate Moor	1no internally illuminated digital display		Fenwick	Noted
26/01589/TEL	The Sir Bobby Robson Sports Centre, Durham Academy, Bracken Court, Ushaw Moor	Installation of a telecommunications base station comprising a lattice telecommunications tower and associated ground-based equipment.		Lamb	Noted
26/01650/FPA and DM/26/01651/LB	Vane Tempest Hall Maynards Row Gilesgate	Proposed 2no. external condenser units to be mounted on rooftop on new unistrut frame on existing steel beams. Proposed 2no. internal 7kW air con evaporator units to be installed on equipment room wall.		Price	Noted
26/01700/FPA	18 Featherstone Road Newton Hall	Erection of porch and front extension with installation of pitch roof, single storey rear extension and associated external alterations		White	Noted

26/01684/FPA	Oakwood Stables Durham Road Lanchester	Demolition of stable buildings, erection of 98 dwellings (Use Class C3) and a retail unit (Use Class E), and associated landscaping, drainage and infrastructure. LARGE SITE		Harvey	Noted
26/01718/TPO	Land At Barrington Close	Maple (T1, T2) - remove major deadwood and prune to tidy stubs, Maple (T3) - sever ivy at base and remove major deadwood, Sycamore (T6) - remove major deadwood, Horse Chestnut (T9) - remove major deadwood and prune by 1.5m, Sycamore (T11) - sever ivy at base, Horse Chestnut (T12) - prune by 1.5m, Maple (T13) - remove major deadwood and crown lift to 5.2m		Fenwick	Noted
26/01624/FPA	The Bridge 39 - 40 North Road	Redecoration and colour change to front façade with external repairs to fenestration and installation of festoon lighting		Fenwick	Noted
26/01689/FPA	6 Fir Avenue Sherburn Road Estate	Change of use from dwellinghouse (Use Class C3) to a flexible use permission as an HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GDPO including single storey rear extension, cycle parking and bin storage		Walton	Noted
26/00855/FPA	3 Whitesmocks	Two-storey side extension		Beveridge	Noted
<i>From DCC weekly list 16/07:</i>					
26/01753/FPA	Land To Rear Of 31A To 33, Lobley Hill Road Meadowfield	Erection of 1 No. dwelling with detached annex/garage		Pallas	Noted
26/01776/AD	Land To The South Of Cockhouse Lane Ushaw Moor	Proposed V board stack signage for housing development		White	Noted
26/01632/FPA	Durham University, Christopherson Building Annexe, Science Site South Road	Installation of LEV extract duct upon external façade and roof-mounted extract fan		Fenwick	Noted
26/01683/FPA	Land To The West Of	Erection of 139no		Eden	Noted

	Jasmine Crescent Trimdon Village	dwellings and associated works LARGE SITE			
26/01534/FPA	10 Larches Road	Two-storey extension to the side and rear elevations		Beveridge	Noted
Amendments:					
From DCC weekly list 03/07:					
26/01524/VOC	Land North And East Of Sniperley Farm	Variation of conditions 2 (approved plans), 6 (apartments EV bays), 8 (landscape), 9 (tree protection), 17 (noise attenuation), 31 (estate roads), 37 (BNG), and 38 (BNG), 43 (Site Levels - Farmhouse Area) and 45 (surface finishing materials) of permission DM/23/03778/FPA (368 dwellings).		Windle	Previous object Noted
From DCC weekly list 10/07:					
26/01677/VOC	2 Abbots Row Gilesgate	Variation of Condition 2 (approved plans) to extend the rear of the garage by 1.7m, pursuant to planning permission DM/25/03596/FPA.		Beveridge	Previous Noted Noted
26/01710/VOC	Durham Trinity School And Sports College Dunholme Close Aykley Heads	Variation of condition 8 of planning approval CMA/4/0108 to allow an update to the approved travel plan in conjunction with extended car park area which is to be carried out under permitted development.		Morina	Previous Noted Noted
Appeals:					
6004850 25/03413/FPA	119 Bradford Crescent, Gilesgate	Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO including single storey rear extension and cycle parking		Original object	Noted
6004494 25/03386/FPA	49 Annand Road, Gilesgate	Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the		Original object	Noted

		GDPO, including single-storey infill extension to rear,			
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OUTCOMES TO PREVIOUS RESPONSES NOTED: 17 June to 21 July 2026

Ref.	Location	Work	Trust's response	Decision/Date
26/01203/TPO	Southlands Gilesgate	T1 Sycamore- reduce and reshape by 2-3m. T2 Ash- reduce and reshape by 2-3m	Object	Approved 22/06
26/01123/LB	43 Crossgate	Replacement windows and internal alterations to basement steps	Noted	Approved 17/06
25/02401/LB	56 Claypath	Convert existing house into 4 flats, internal alterations to all floors, removal of one external rear door and demolition of external outhouses to rear garden. Installation of 2 conservation area rooflights to rear first floor roof	Object	Approved 19/06
26/00072/FPA	55 Bradford Crescent	Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO including single storey rear extension, cycle parking and bin storage	Object	Council approval, Appeal 14/07
6004308 25/01398/FPA	170 Gilesgate	Change of use from dwellinghouse (Use Class C3) to a large house in multiple occupation (sui generis)	Object	Dismissed 06/07
26/00611/FPA	5 High Wood View	Application to increase the size of the HMO	Object	Withdrawn 24/06
25/02307/FPA	19 And 19A Silver Street	Creation of an 8-bedroom HMO by enlarging and extending existing HMO, including change of use of vacant cafe.	Object	Approved 16/07
26/01004/FPA	3 Southend South Road	Single storey extension to rear	Noted	Refused 16/07
26/00940/FPA	Crestholme The Avenue	Remove part of the garden wall and hedgerow beyond the final parking area space to create off street parking for use of the residents of the property, and using low wooden gates.	Noted	Approved 01/07
26/00991/FPA	10 Nuns Row Gilesgate	Change of use to flexible use permission as a House in Multiple Occupation (Use Class C4) and a Dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).	Noted	Approved 17/07

6007060 25/03521/FPA	4 Goodyear Crescent, Sherburn Road Estate	Change of use from dwellinghouse (Use Class C3) to a flexible use permission as a HMO (Use Class C4) and a dwellinghouse (Use Class C3) under the provisions of Class V of Part 3 of the GPDO and the addition of a single storey rear extension.		Dismissed 20/07
25/03505/FPA	18 Boyd Street	Subdivision of existing dwellinghouse into 2no. self- contained flats (Use Class C3) and two storey rear extension	Object	Refused 21/07