THE CITY OF DURHAM TRUST

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

Web site:https://durhamcity.org/

18 November 2026

Ms Lisa Morina
Durham County Council
Planning Department
PO Box 274
Stanley
County Durham
DH8 1HG

Dear Ms Morina,

DM/26/02787/VOC & DM/26/02924/VOC - 12A Silver Street, Durham, DH1 3RB

Removal/variation of condition 4 (soundproofing measures) pursuant to planning permissions DM/21/02228/LB and DM/21/02227/FPA.

The City of Durham Trust objects to these applications to remove Condition 4 of the consent approvals on the basis that the specific requirements in terms of internal ambient noise levels have not been met.

According to the results contained in Section 4 of the provided internal ambient noise survey, every one of the stipulated noise levels was exceeded at some point. The worst failure occurred during the nighttime hours of 23:00 to 01:54 when occupants might expect to be sleeping. The survey report attempts to minimise the scale of the failings by suggesting that secondary glazing may have been partially open and that ”a gathering” took place during noise measurements.

The report’s final paragraph concedes that at best Condition 4 may “potentially” be met if the secondary glazing is fully closed. The only possible conclusion must be that further measurements are needed on that basis to provide a reliable comparison between experienced noise levels and those set out in Condition 4.

Consequently, the Trust requests that these applications be refused until uncompromised readings are provided which demonstrate that noise levels within the property accord with the stipulated requirements.

Yours sincerely,

Allan Gemmill
Chair, City of Durham Trust
trust@durhamcity.org

Celebrating, Protecting and Enhancing the City of Durham

The Trust, founded in 1942, is a Charitable Incorporated Organisation, registered as a charity, No. 502132.
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