



**CITY OF DURHAM  
PARISH COUNCIL**

Learning from the past.  
Building for the future.

Allan Fenwick  
Durham County Council  
Planning Development Central/East  
Room 4/86-102  
County Hall  
Durham  
DH1 5UL

City of Durham Parish Council  
Office 3 D4.01d  
Clayport Library  
8 Millennium Place  
Durham  
DH1 1WA

25 November 2020

Dear Mr Fenwick,

**Planning application DM/20/03134/LB | Refurbishment and Rebuilding of Rear Elevation Bay Window, External Staircase and Dividing Wall | Hall Of Residence St Cuthberts Society 9 South Bailey Durham DH1 3EE**

This planning application was considered at the Parish Planning Committee held on 13 November, when it was resolved to support it.

In so doing, we must point out that the statement at paragraph 3.25 of the applicant's *Design and Access Statement* that "The DCNP policies are therefore beginning to accrue weight in the decision-making process" has been overtaken by events. The Parish Council and the County Council have each agreed to all of the Examiner's recommendations and the relevant modified text may be found at <http://npf.durhamcity.org.uk/wp-content/uploads/2020/11/Theme-2a.pdf>

On 30 July 2020 the County Council issued a Decision Notice confirming that the Durham City Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum. The Government has issued updated guidance (Paragraph: 107 Reference ID: 41-107-20200513) that "Where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application."

The relevant policies, which now have significant weight, are:

**Policy H1: Protection and Enhancement of the World Heritage Site**

Development proposals within the Durham Cathedral and Castle World Heritage Site should sustain, conserve, and enhance its Outstanding Universal Value and support the current adopted management plan.

**Policy H2: The Conservation Areas**

Development proposals within or affecting the setting of the Durham City Conservation Area should sustain and enhance its significance as identified within the Conservation Area Appraisals.

The full text of Policies H1 and H2 as amended may be found in the reference given earlier.

Policy H4, referred to in paragraph 3.28 of the *Design and Access Statement*, was deleted following a recommendation from the Independent Examiner. His conclusion was that it duplicated safeguards in the NPPF and the Conservation Area Appraisal.

Consequently in assessing this planning application we hope that you will use Policies H1 and H2 of the Durham City Neighbourhood Plan as further justifications for its approval.

Yours sincerely,

**Adam Shanley**  
**Clerk to the City of Durham Parish Council**