

Durham County Council
Planning Development
County Hall
Durham
DH1 5UL

City of Durham Parish Council
Office 3 D4.01d
Clayport Library
8 Millennium Place
Durham
DH1 1WA
19 August 2019

Dear Mr Dalby,

Applications DM/19/02199/FPA and DM/19/02200/LB | 21 Market Place Durham DH1 3NJ

The Parish Council's Planning Committee discussed this application at its meeting held on Friday 16 August and decided to ask for it to be refused because of its conflict with Saved Policies E3 (protection of the World Heritage Site), E6 (Durham City Centre Conservation Area) and E22 (Conservation Areas more generally) of the City of Durham Local Plan 2004. We also consider that it needs to be assessed against the Interim Policy on Student Accommodation.

We understand that this application has been called to Committee by County Councillor Richard Ormerod. We support this, and would in any case like to have it considered by the relevant planning committee due to its conflict with the above mentioned policies.

The Design and Access Statement says that "No modifications are to be made to the frontage of the building within Market Place." We accept this. However the Statement is silent about the impact on the rear of the building. We have read the submissions from the World Heritage Site coordinator and the City of Durham Trust and support and endorse them. We see no need to repeat them here, but we would point out that the Riverwalk development on the opposite bank of the River Wear has a new promenade with, as its name suggests, views across the river to the back of Silver Street and the Market Place, including of course 21 Market Place, which would be adversely affected if the proposed new development goes ahead.

The proposal is for an extension that will create additional bed spaces in an existing HMO. It therefore comes within the purview of Part A of the Council's Interim Policy on Student Accommodation, which states that the development will not be permitted if more than 10% of the total number of properties within 100 metres of the application site are already in use as HMOs or student accommodation exempt from council tax charges. It appears to us that this will be the case, but this needs to be confirmed or refuted by a report from the Spatial Policy team.

Consequently we ask for this application to be refused, and if you are minded to approve we will put our case to the relevant County Council Planning Committee.

Yours sincerely,

ADAM SHANLEY

Clerk to the City of Durham Parish Council