

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  
20 October 2019

Dear Mr Dalby,

**Planning Application DM/19/03018/VOC: 24 The Avenue Durham DH1 4ED**

The Parish Council objects to this application to vary the conditions applied to the permission given for planning application DM/17/00011/FPA. We have looked at the committee report for the original application and see that:

1. The Council's Design and Conservation team had no objection in principle, but suggested conditions to secure the quality of the scheme.
2. The applicant's statement was that "The apartments will be of an extremely high specification in order to appeal to the professional target market and of high quality construction externally in order to blend into the existing historic street scape sympathetically and at the same time providing much needed high end owner occupier residential property within Durham City."
3. Planning Officers considered that the submitted application differed from the houses in multiple occupation as it is a C3 use and the agent has stated that a management plan for the apartments will be implemented which would be conditioned.

The conditions which the applicant is now seeking to remove were all designed to achieve the high quality that the Design and Conservation team sought, and the applicant also promised. Although the applicant has provided details of the various materials, these are mostly described as "typical" rather than being the precise details that the existing conditions require. We are also concerned at the suggestion contained in the reference to the "suggested uPVC option emailed to you last week". This would be a reduction in the high standards originally proposed, as would the removal of condition 8, for rainwater goods of traditional appearance.

The applicant has had two years since this application was approved by Committee, and nearly 16 months since the formal approval notice was issued, in order to provide the full details required by that permission. They are now seeking permission to go ahead without those conditions, and not even with the full details having been supplied to the Authority. We see no justification for those requirements being relaxed in these circumstances. Our reasons are as given several times in the approval notice "In the interest of visual amenity in the City of Durham Conservation Area in accordance with Policies E22 and Q8 of the City of Durham Local Plan 2004."

Yours sincerely

ADAM SHANLEY  
Parish Clerk