

**CITY OF DURHAM  
PARISH COUNCIL**

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17 November 2019

Dear Ms Jennings,

**DM/19/03438/FPA: Change of use from single dwelling house C3 with 2 bedrooms to HMO C4 with 4 bedrooms and dormer window to rear roofslope, 29 Lawson Terrace Durham DH1 4EW**

The Planning Committee of the City of Durham Parish Council considered the above application at its meeting on 8 November 2019 and resolved to object on the following grounds.

The Council's Interim Policy on Student Accommodation states:

**"In order to promote mixed, sustainable and balanced communities and maintain an appropriate housing mix, applications for new build Houses in Multiple Occupation (both C4 and sui generis) and changes of use from any use to:**

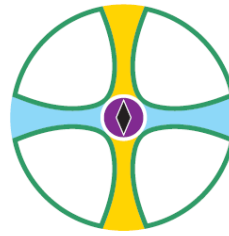
- **a Class C4 (House in Multiple Occupation), where planning permission is required; or**
- **a House in Multiple Occupation in a sui generis use (more than six people sharing will not be permitted if more than 10% of the total number of properties within 100 metres of the application site are already in use as licensed HMOs or student accommodation exempt from council tax charges."**

In the case of 29 Lawson Terrace, within a 100 metre radius some 70% of properties are student HMO properties. Clearly there are already well in excess of the proportion of student HMO properties allowed under the Interim Policy, which Inspectors have accepted carries weight. The Interim Policy has been incorporated with modification into the Submission County Durham Local Plan, approved by the County Council at its meeting on Wednesday 19 June; although it does not yet carry weight it does re-establish the County Council's approach to proposals for new HMOs.

Saved Policy H9 of the City of Durham Local Plan 2004 states that:

**"The sub-division or conversion of houses for flats, bedsits or for multiple occupation, or proposals to extend or alter properties already in such use will be permitted provided that:**

- 1. Adequate parking (in accordance with policy T10), privacy and amenity areas are provided or are already in existence; and**
- 2. It will not adversely affect the amenities of nearby residents; and**



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- 3. It is in scale and character with its surroundings and with any neighbouring residential property; and**
- 4. It will not result in concentrations of sub-divided dwellings to the detriment of the range and variety of the local housing stock; and**
- 5. It will not involve significant extensions having regard to policy Q9, alterations or rebuilding which would unacceptably alter the character or scale of the original building.”**

The creation of a new four-bedroom student HMO capable of accommodating eight student occupants is in direct conflict with the NPPF and Durham County Council's objectives and policies to promote create and preserve inclusive, mixed and balanced communities and to protect residential amenity, and so fails Saved Policy H9.

In conclusion, the Parish Planning Committee urges that this application should be refused as contrary to Saved Policy H9 and the Interim Policy on Student Accommodation and County Durham Local Plan Submission Policy 16.3. **Should you be minded to approve this application, we would wish this application to be called to Committee so that we can put our case to Councillors.**

The Committee noted that this application is virtually identical to DM/19/03408/FPA submitted six days earlier and wondered whether it is intended to supersede that application. In case both are to be considered, the Parish Council has submitted an objection to the earlier application.

Yours sincerely,

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