



**CITY OF DURHAM  
PARISH COUNCIL**

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30 November 2020

Dear Ms Jennings,

**DM/20/03175/FPA | Alterations to existing C4 HMO including Demolition of existing rear extension and replacement with new single storey extension, new dormer windows, new windows and internal alterations with increase from 5 to 6 bedrooms. | 4 Allergate Terrace Durham DH1 4ES**

The City of Durham Parish Council Planning Committee discussed this application at their virtual meeting on the 27th of November and resolved to object to it. The property concerned is a 5 bedroomed HMO, and is a non-designated heritage asset within the Durham City Conservation Area on an ancient highway leading to the city centre. We note the objections of the Design and Conservation Officer to this application and endorse them as being in line with the County Durham Local Plan Policy 44 and the Durham City Neighbourhood Plan Policy H2 both of which offer considerable protection to the application site.

Policy 16.3 of the County Durham Plan states:

*“In order to promote, create and preserve inclusive, mixed and balanced communities, and to protect residential amenity, applications for new build Houses in Multiple Occupation (both use class C4 and sui generis), extensions that result in specified or potential additional bedspaces and changes of use from any use to:*

*a Class C4 (House in Multiple Occupation), where planning permission is required; or a HMO in sui generis use (more than six people sharing) will not be permitted if:*

*a. including the proposed development, more than 10% of the total number of residential units within 100 metres of the application site are exempt from council tax charges (Class N Student Exemption) .....*

*New build HMOs or change of use to an HMO would not be resisted in the following circumstance:*

*h. where an area already has a concentration in excess of 90% of council tax exempt properties (Class N), that this is having an unreasonable impact on current occupiers and that the conversion of remaining C3 dwellings will not cause further detrimental harm to the residential amenity of surrounding occupants”.*

This area has a concentration of 53% of class N exemptions within 100m of the site which is well within the parameters where an application should be refused.

We note the applicant's assertion that the property could be extended to six bedrooms under permitted development rights, but this does not provide grounds to disregard Policy 16.3 of the County Durham Plan. We therefore conclude that this application should be refused under Policies 16 and 44 of the County Plan and Policy H2 of the Neighbourhood Plan. These policies are supported by Paragraphs 8b, 16, 62 and 192 of the National Planning Policy Framework.

Yours sincerely,

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