



**CITY OF DURHAM
PARISH COUNCIL**

Learning from the past.
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30 November 2020

Dear Ms Jennings,

Planning Application DM/20/03217/PNC | Convert third floor from B1 use to C3 to provide an additional 8 x 1 bedroom studio apartments | Third Floor Bridge House North Road Durham DH1 4PW

The above application was considered at the virtual meeting of the City of Durham Parish Council held on 27 November 2020. The Committee's view is that this proposal does not meet the criteria for permitted development and consequently a full planning application should be requested.

The letter from the dentist describes the health and safety risk from the seriously inadequate refuse bins. This we consider means that there are contamination risks on site, and consequently one of the exceptions to permitted development is engaged.

We also note that the permitted development permits the "change of use of a building" and would query whether, notwithstanding earlier decisions on this site, it is permissible to consider a building floor-by floor particularly when, as is the case here, there is a single entrance for the first, second, and third floors and access is via a shared entrance. The dental surgery on the first floor is, we believe, in Use Class E and the whole building has mixed use. Consequently we would argue that the conversion proposed cannot benefit from a permitted development from Class B1(a) to C3.

Yours sincerely,

Adam Shanley
Clerk to the City of Durham Parish Council