



**CITY OF DURHAM  
PARISH COUNCIL**

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Ms Lisa Morina  
Planning Development Central/East  
Room 4/86-102  
County Hall  
Durham  
DH1 5UL

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

11 February 2020

Dear Ms Morina,

**DM/20/03455/FPA | Change of use from dwelling to two flats (use class C3) including internal alterations and fenestration changes. | 64 Gilesgate Durham DH1 1HY**

The City of Durham Parish Council Planning Committee considered the amendments to the above application at its meeting on 5<sup>th</sup> February 2021 and agreed to maintain its objection to this application.

In its submission to the original application, the Parish Council highlighted its concerns that, based on the plans submitted, this dwelling could only function as, and will be, a house in multiple occupation. The amended application confirms this to be the case and this application should therefore be assessed against County Durham Plan Policy 16.3, which should lead to its refusal.

The Parish Council remains opposed to more student accommodation in an area where some 58% of properties are Class N Student accommodation exempt from Council Tax.

The Parish Council would also take the opportunity to highlight that, whilst the application form now states this to be a C3 to C4 application and the latest drawing describes the project as a "*Proposed Change Of Use At 64 Gilesgate, Durham, DH1 1HY*", the amended application description and the planning statement still have this as C3. This is clearly not the case.

We again urge the County Council to refuse the application as it fails the requirements of County Durham Plan Policies 29 and 16.3 and Durham City Neighbourhood Plan Policy D4.

We trust that you will decide to refuse the application but, if you are minded to approve it, we ask that it be referred to the Committee so that we may put our concerns to Members.

Yours sincerely,

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