



**CITY OF DURHAM  
PARISH COUNCIL**

Learning from the past.  
Building for the future.

Mr Paul Hopper  
Planning Development Central/East  
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Durham  
DH1 5UL

City of Durham Parish Council  
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Clayport Library  
8 Millennium Place  
Durham City  
DH1 1WA

28<sup>th</sup> June 2020

Dear Mr Hopper,

**DM/20/03760/FPA | Partial change of use to create 70 bed Student Accommodation Facility to include the erection of a two storey extension to existing roof and associated access arrangements | First To Third Floors 4 - 6 Silver Street Durham DH1 3RB**

The City of Durham Parish Council Planning Committee considered this amended application at its meeting on the 25th June 2021 and resolved to maintain its objection to this application.

Since our objection letter of 28<sup>th</sup> January 2021 to the original application was submitted, the Durham City Neighbourhood Plan has now passed Referendum stage and the Plan was formally adopted by the County Council on 23<sup>rd</sup> June 2021. The Policies within the Plan now carry greater weight than in January 2021.

The Parish Council believes that the proposals, as amended, remain contrary to County Durham Plan Policies 44 and 45, as well as Durham City Neighbourhood Plan Policies H1 and H2. The Parish Council fully supports the comments submitted by the World Heritage Site Co-ordinator in her assessment of this amended application. The assessment is clear that: "As now revised the submission continues to have failures in heritage and WHS assessment. The importance and significance of the WHS and its relationship to the City townscape is underestimated. The negative impact of the proposals is underestimated. No benefits accrue that can outweigh these. The design, size and form of the proposals is of high negative impact and fails to uphold the OUV of the WHS."

The Parish Council would consider a different proposal for student accommodation or other non-retail uses above the ground floor and within the existing envelope of the building but remains of the view that the current proposal should be refused as excessive, unjustified and harmful to Durham City Conservation Area and the Durham Castle and Cathedral World Heritage Site.

For the reasons set out in this response, the Parish Council urges the County Council to refuse this application. However, as per our original objection letter, should you be minded to

approve this application, we would wish this application to be called in to the Central and East Area County Planning Committee so that we may put our case to Councillors.

Yours sincerely,

**Adam Shanley**

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