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**Democratic Services Section
Legal and Civic Services Department
Belfast City Council
City Hall
Belfast
BT1 5GS**



**Belfast
City Council**

14th March, 2024

PLANNING COMMITTEE

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room, City Hall on Tuesday, 19th March, 2024 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

AGENDA:

2. Committee Site Visits

(a) Note of Committee Site Visits (Pages 1 - 2)

6. Miscellaneous Reports

(d) Advanced Notice of Listed Buildings - Colenso Parade, Botanic Gardens and University Road/Stranmillis Road (Pages 3 - 8)

Planning Committee

PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 12th March 2024

1. **LA04/2023/3778/F** - Demolition of existing Russell Court buildings and re development of existing surface car park to accommodate two new buildings for the QUB Institute of Research Excellence for Advanced Clinical Healthcare (iREACH Health), including landscaping, parking, and servicing. 38-52 Lisburn Road, Malone Lower, Belfast, BT9 6AA.

Members Present: Councillor Garrett (Chairperson);
Alderman Rodgers; and
Councillors Carson, P. Donnelly and Maskey.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. C. Donnelly, Democratic Services Officer.

The Members and the officers convened at Russell Court Building (1:40 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1:55 p.m.

2. **LA04/2022/1384/F** - Residential development of 10 no. apartments within a single building, including demolition of existing structures, car parking and relocation of existing access, and all other associated siteworks. - Lands at 12 Inverary Avenue.

Members Present: Councillor Garrett (Chairperson);
Alderman Rodgers; and
Councillors T. Brooks, Carson, P. Donnelly and
Maskey.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. C. Donnelly, Democratic Services Officer.

The Members and the officers convened at 12 Inverary Avenue (2:10 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 2:15: p.m.

3. LA04/2023/3319/F - Proposed change of use from an existing dwelling to a house of multiple occupancies - 27 Ponsonby Avenue.

Members Present: Councillor Garrett (Chairperson);
Alderman Rodgers; and
Councillors T. Brooks, Carson, P. Donnelly and
Maskey.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. C. Donnelly, Democratic Services Officer.

The Members and the officers convened at 27 Ponsonby Avenue (2:25 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 2.40 p.m.

4. LA04/2023/3481/F - Change of use from dwelling to 6 bed HMO (sui generis) - 272 Limestone Road.

Members Present: Councillor Garrett (Chairperson);
Alderman Rodgers; and
Councillors T. Brooks, Carson, P. Donnelly and
Maskey.

Officers in Attendance: Mr. E. Baker, Planning Manager; and
Ms. C. Donnelly, Democratic Services Officer.

The Members and the officers convened at 272 Limestone Road (2:45 p.m.) for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 2.50 p.m.



Subject:	Listing of various structures
Date:	Tuesday, 19 th Mar 2024
Reporting Officer:	Kate Bentley, Ext 2300
Contact Officer:	Robert Kennedy, Ext 2294

Is this report restricted?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
1.1	Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of the Gate Screens at Colenso Parade and University Road / Stranmillis Road, Botanic Gardens, Belfast.
1.2	<p>Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest. The structures being considered are considered by HED to fall within the definition of the word 'building';</p> <p><i>“Listed building” is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (NI) 2011: “(7) In this Act “listed building” means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>“Building” is defined in section 250(1) (interpretation) of the Planning Act (NI) 2011. The term “building” includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p>
1.3	<p>Section 80 responsibilities for lists of buildings of special architectural or historic interest:</p> <p><i>80 — (1) The Department—</i></p> <p style="padding-left: 40px;"><i>(a) shall compile lists of buildings (which means structure/erection) of special architectural or historic interest; and</i></p> <p style="padding-left: 40px;"><i>(b) may amend any list so compiled.</i></p>
2.0	Recommendations
2.1	<p>Committee is requested to:</p> <p>Consider the contents of Appendix 1 and if appropriate support the proposed listing of as detailed in paragraphs 3.5 of this report in respect of the:</p> <ul style="list-style-type: none"> • Gate Screen, at Colenso Parade, Botanic Gardens, Belfast; and • Gate Screen, at University Road / Stranmillis Road, Botanic Gardens, Belfast.

3.0	Main report
3.1	<p>The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.</p>
3.2	<p>In considering whether to include a building/structure as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider:</p> <ul style="list-style-type: none"> • any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and • the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.
3.3	<p>Should the Department for Communities decide to list a property/structure, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.</p>
3.4	<p>The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.</p>
3.5	<p>The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's view in relation to: (i) the Gate Screen and adjacent railings, at Colenso Parade, Botanic Gardens; and (ii) the Gate Screen and adjacent railings, at University Road / Stranmillis Road, Botanic Gardens, Belfast.</p>
3.6	<p>Internal consultations have been carried out and no adverse comments have been raised in relation to the proposed Listing it is therefore recommended that the Committee endorses the proposal from HED based on the assessments set out in Appendix 1.</p>
3.7	<p><u>Financial & Resource Implications</u> The Structures are in Council ownership. There may be implications in that any maintenance works would be required to preserve their special architectural and historic interest, and, if these would affect their character a Listed Building Consent application would be required.</p> <p><u>Equality or Good Relations Implications</u> None</p>

4.0	Appendices – Documents Attached
	APPENDIX 1: Structure Evaluations

APPENDIX 1: Structure Evaluations

Background

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section.*

*"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

(b) may amend any list so compiled.

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

Should the Department for Communities decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

Gate Screen at Colenso Parade, Botanic Gardens, Belfast, BT9 5AN

HB26/27/105 E

Evaluation

Located at the northern end of Colenso Parade, the gates afford direct access into Botanic Gardens from the brick terraces of Stranmillis. Orientated on a north south axis and comprising a pair of wrought iron carriage gates both flanked by tall, square piers with stone quoins and brick infill. The gate pillars have flat topped projecting, moulded cornice, and copings. Erected in 1934, having replaced an earlier wooden structure, the gates and adjoining railings are original and considered as a rare survival of decorative pre-war ironwork. Framed by the pillars the metal gates are composed of elegant vertical metal uprights with pointed tips, interspersed at the lower-level section with intermediate uprights of a matching style. Each gate has two inset panels of simple scrolled wrought iron work. Top profile of each gate has a reduced central section defined with a horizontal transom bar, on top of which is positioned an upward orientated scroll, terminating in an elevated end section which is mirrored on the other gate creating a harmonious arrangement when the gates are in the closed position.

Proposed NIEA listing – **B2**

Extent of proposed listing – Gates, pillars and railings

Image:



Gate Screen at University Road / Stranmillis Road, Botanic Gardens, Belfast, BT7 1LP

HB26/27/105 F

Evaluation

Located at the northwest approach into Botanic Gardens from University Road at the junction with Stranmillis Road. Orientated on an east west axis, the gateway comprises a central set of vehicular gates with pedestrian gates either side and flanked with low brick walls with stone copings on which is fixed wrought iron railings. Constructed in 1878 the original gates and railings were removed as a contribution to the war effort in WW2 and the present, sympathetically remodeled gates were installed c1989. Facing West, the entrance is comprised of a pair of vehicular gates, with a single pedestrian gate to either side and flanked, either side with low level brick walling with heavy stone coping and surmounted with railings matching those on the gateways. Natural cut stone piers with chamfered corners on a base plinth and surmounted with heavy pyramidal coping having sculptured finials to outer piers with central piers with exposed wiring for missing light fittings. Framed by pillars the metal gates are composed of elegant vertical metal uprights with gilded arrow pointed tips, interspersed at the lower-level section with intermediate uprights of a matching style. Top profile of each gate has an arc profile sweeping up to adjoining pier culminating in an elevated end section which is mirrored on the other gate and creates a balanced composition when the gates are in the closed position. Central gateway crowned with overthrow bearing the name 'Botanic Gardens' in art nouveau gilded style lettering.

Proposed NIEA listing – **B2**

Extent of proposed listing – Gates and screen

Image:



Note:

Listed buildings in Northern Ireland are divided into four categories:

Grade A

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

Grade B+

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

Grade B1 and B2

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.