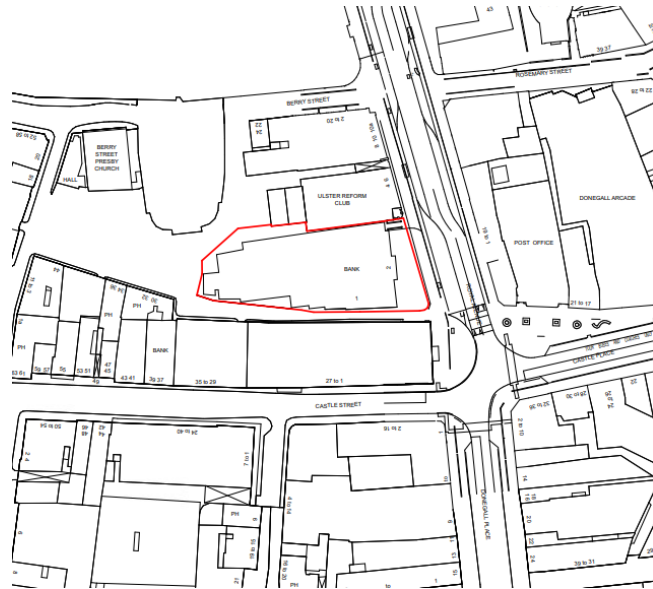


Committee Report

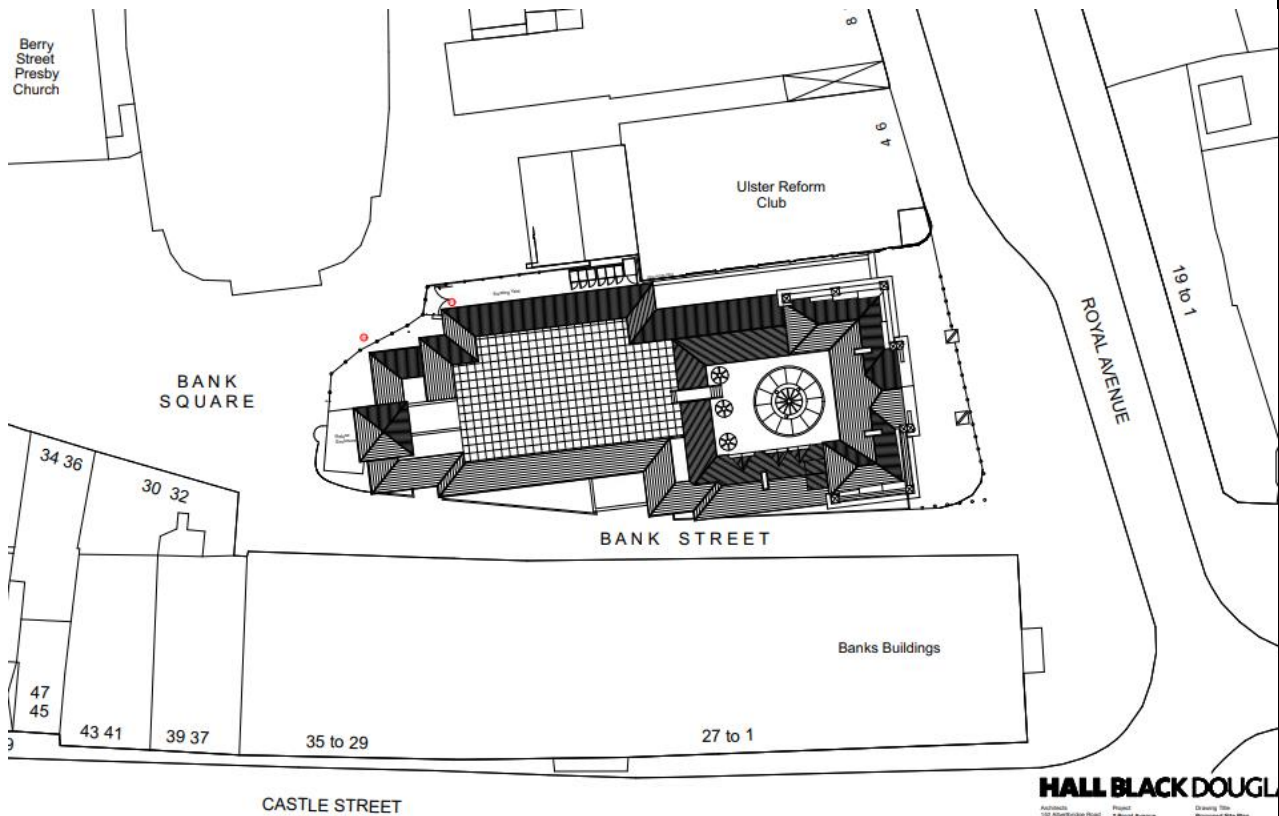
Development Management Report	
Application ID: LA04/2022/2018/F	Date of Committee: Tuesday 14 th February 2023
Proposal: Proposed alterations to a listed building including provision of new structural opening with pedestrian entrance doors, roller shutters, improved boundary treatments and minor internal renovations.	Location: 2 Royal Avenue Belfast BT1 1DA.
Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation	
Recommendation: Approval	
Applicant Name and Address: Belfast City Council City Hall Belfast BT1 5GS	Agent Name and Address: 152 Albertbridge Road Belfast BT5 4GS
Executive Summary: <p>The applications seeks proposed alterations to a listed building including provision of new structural opening with pedestrian entrance doors, roller shutters, improved boundary treatments and minor internal renovations. The building is a two storey high Victorian sandstone B+ graded listed building (HB26/50/106). The building is in a prominent position facing onto Royal Avenue and has been extensively extended to the rear of the site facing onto Bank Street.</p> <p>Area Plan The site is located within the City Centre in BUAP and within the Retail Core, City Centre Conservation Area and Primary Retail Frontage within both versions of dBMAP. The application site is currently used as a community, recreational and cultural space to facilitate multi-disciplinary uses as approved on a temporary basis under the application LA04/2021/2580. The surrounding area is commercial in nature with a mix of city centre uses, the building is surrounded by a number of listed buildings.</p> <p>The proposal is deemed to comply with the SPPS, policies BH 8 and BH 12 of PPS 6 and Section 104(11) (b) of the Planning Act (Northern Ireland) 2011. The proposal will open up the rear of the building with a new pedestrian entrance. This includes removing the existing palisade fence to be replaced with bollards and this is considered to enhance the listed building and the conservation area.</p> <p>The application is brought before committee under section 3.8.5 (c).</p> <p>HED and the Conservation Officer were consulted. HED had no objections, the Conservation Officer had no objections to the proposed pedestrian entrance but asked for clarity regarding the proposed shutter.</p> <p>Recommendation Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p>	

Case Officer Report

Site Location Plan



Proposed Block Plan



HALL BLACK DOUGL

Address: 100 Marlborough Road, Belfast, BT5 4DD
Phone: 01234 567890
Email: info@hallblackdouglas.com
Website: www.hallblackdouglas.com

Project: 2 Royal Avenue
Client: BCC
Drawing No: 1000-1000-000

Drawing Title: Proposed Site Plan
Drawing No: 1000-1000-000

Proposed Site Plan

Proposed Elevations

- A. COVERING EXISTING OPEN
- B. LEAN TO EXTERNAL STORE
- C. FIXING 2.5M HIGH DOUBLE SLATED GARAGED STEEL GATES / RAILINGS
- D. FIXING 1.8M HIGH RAILING ON GUM STONE PLINTH
- E. FIXING TIMBER WINDOWS WITH COMMERCIAL DISPLAY

EXISTING FINISHES

- Block - Red/Brown in Colour
- Concrete/Floor Tiles
- Reconstituted Stone Window Sillings - Buff in Colour
- Reconstituted Stone Details - Buff in Colour
- Dark Grey Aluminium Rainwater Goods

WINDOW INFILL PANELS ASSOCIATED

Carefully remove plaster of masonry wall to make of existing timber framed retail window in Bank Street. Repair / replace existing window frame where damaged and install painted aluminium infill panels.

NEW STRUCTURAL OPENINGS

Provide new structural openings within existing masonry walls and 1.5m wide x 2.5m height. Make good and render existing brickwork externally. Install concrete window gills, steel lintel and masonry/GFC. Form external masonry / render of external GFC with steel reinforcement/GFC extension for building in. Form level access threshold with glassless steel mesh and external drainage channel to discharge to street storm drainage. Make good plasterwork internally.

NEW FINISHES / COLOURS / SCREENS

Install new GFC steel roller shutter assembly incorporating hand controlled form with steel roller with ball bearing counter-balance springs mounted to metal steel shaft with 30mm diameter and galvanneal steel bottom rail. Provide with 2mm x 60mm channel with ball bearing roller mounted to 20mm diameter steel shaft. Shutter to be supported by steel channel supports. Bottom track on wall. Safety sensors, pressure safety edge that will force the roller shutter to open condition for maintenance. Incorporate insulation edge to improve acoustic levels for connections to the Fire Alarm installation and an anti-rattle device area. Provide two hand rails.

STAINLESS STEEL RAILINGS

Provide 1.2m x 100mm high x 100mm high glass balustrades steel balustrade including 400mm deep stone base to allow balustrade to be fixed.

GATES

Install 2.5m high Paludan gates with steelhead and parking facility.



Characteristics of the Site and Area	
1.0	Description of Proposed Development Proposed alterations to a listed building including provision of new structural opening with pedestrian entrance doors, roller shutters, improved boundary treatments and minor internal renovations.
2.0	Description of Site The site is located at 2 Royal Avenue. The building is a two storey high Victorian sandstone B+ graded listed building (HB26/50/106). The building is in a prominent position facing onto Royal Avenue and has been extensively extended to the rear of the site facing onto Bank Street. The application site is currently used as a community, recreational and cultural space to facilitate multi-disciplinary uses as approved on a temporary basis under the application LA04/2021/2580. The surrounding area is commercial in nature with a mix of city centre uses, the building is surrounded by a number of listed buildings. The site is located within the City Centre in BUAP and within the Retail Core, City Centre Conservation Area and Primary Retail Frontage within both versions of dBMAP.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History Application Number: LA04/2021/2580/F Decision: Permission Granted Decision Date: 04 January 2022 Proposal: Temporary (2 years) change of use of the ground floor at the former Tesco Metro store on Royal Avenue Belfast from use class A1 to a community, recreational and cultural space to facilitate multi-disciplinary uses under use classes D1 (community and cultural uses) and D2 (assembly and leisure).
4.0	Policy Framework
4.1	Belfast Urban Area Plan
4.2	Draft Belfast Metropolitan Area Plan 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 3: Access, Movement and Parking
4.5	Planning Policy Statement 6: Planning, Archaeology and the Built Heritage
5.0	Statutory Consultees Responses HED- No objections
6.0	Non Statutory Consultees Responses Conservation Officer- No objections to proposed entrance, clarification sought on details.

7.0	Representations
	The application was advertised on the 18 th November 2022 and neighbour notified on the 13 th December 2022, no objections were received.
8.0	Other Material Considerations None
8.1	Any other supplementary guidance Belfast City Centre Conservation Area Design Guide
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<p>Assessment</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • Design of the Proposal • Impact on Listed Building • Impact on Conservation Area <p>With regards to development in Conservation Areas, Section 104(11) of the Planning Act (Northern Ireland) 2011 states that special regard must be had to the desirability of;</p> <p>(a)preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise;</p> <p>(b)enhancing the character or appearance of that area in cases where an opportunity to do so does arise</p> <p>Paragraph 6.18 of the SPPS states as follows:</p> <p>‘In managing development within a designated Conservation Area the guiding principle is to afford special regard to the desirability of enhancing its character or appearance where an opportunity to do so exists, or to preserve its character or appearance where an opportunity to enhance does not arise. Accordingly, there will be a general presumption against the grant of planning permission for development or conservation area consent for demolition of unlisted buildings, where proposals would conflict with this principle. This general presumption should only be relaxed in exceptional circumstances where it is considered to be outweighed by other material considerations grounded in the public interest. In the interests of protecting the setting of designated Conservation Areas, new development in proximity needs to be carefully managed so as to ensure it respects its overall character and appearance. Important views in and out of the Conservation Area should be retained.’</p> <p>Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states ‘the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’ Policy BH 8 of PPS 6 provides policy for the extension or alteration of a listed building and three criteria to be met which are:</p> <p>Design of the Proposal</p> <p>The proposal involves the creation of a new pedestrian access to the rear of the existing extension with a roller shutter. The rear of the building is surrounding by a 2.4m palisade fence and the proposal removes a section of fencing to the rear of the building, instead</p>

	<p>using stainless steel bollards which will open up the rear of the site. A new 2.4m gate is also proposed to the side of the building which will tie in with the existing fencing. The proposal is considered to conform to the good design paragraphs of the SPPS in that the proposals will open up the rear of the building to the public and remove an unsightly palisade fence in an area open to the public.</p> <p>Impact on the Listed Building</p> <p>The proposal is deemed to comply with the SPPS and policy BH 8 of PPS 6. The proposed works are to the rear extension of the building which was constructed during the 1990s and will retain the essential character of the building. The proposal will open up the rear of the building by removing the unsightly palisade fencing and utilising bollards instead, this will improve the setting of the listed building. HED were consulted and considered the proposal shall not have any additional adverse impact on the listed building. HED consider that the proposed roller shutter is situated on the rear extension of the building and the removal of the fencing and opening up a new entrance is a betterment.</p> <p>Impact on the Conservation Area</p> <p>The proposal is considered to comply with the SPPS, policy BH 12 of PPS 6 and Section 104(11) (b) of the Planning Act (Northern Ireland) 2011. The scale of the proposal is minor in nature and by opening up the building to the rear and removing the unsightly palisade fencing the development is considered to enhance the character and appearance of the area. The pedestrian entrance is considered sympathetic to the rear extension it is set within and the proposed bollards replacing the palisade fencing will improve views within the conservation area. Bank Street is a pedestrianised area which is located at the rear of buildings facing Royal Avenue and contains a number of unsympathetic boundary treatments, the proposals will aid footfall within the area and enhance the character of the area. The conservation officer was consulted and had no objection to the proposed new entrance. The Conservation Officer stated that page 58 of the Belfast City Centre Conservation Guide notes that external shutter boxes will not be permitted and any acceptable roller shutter/housing should be internal and be perforated. The Guide refers to perforated shutters within the streetscene and does state projecting shutter boxes will not be permitted. With consideration that the shutter is located to the rear of the building and the enhancements of the proposals, it is considered that the shutter will not have a detrimental impact to the conservation area.</p>
9.3	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	Summary of Recommendation: Approval
11.0	<p>Draft Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>Informatives</p> <p>1. This decision relates to the following approved drawing numbers: 01, 02, 05, 06, 07</p>
	Notification to Department (if relevant) N/A
	Representations from Elected members: N/A

ANNEX

Date Valid	12 th October 2022
Date First Advertised	18 th November 2022
Date Last Advertised	18 th November 2022
Date of Last Neighbour Notification	13 th December 2022
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
01 Site Location Plan 02 Existing Block Plan 03 Proposed Block Plan 04 Existing Ground Floor Plan 05 Existing 1 st Floor Plan 06 Existing Elevations 07 Existing Roof Plan 08 Proposed Ground Floor Plan 09 Proposed 1 st Floor Plan 10 Proposed Elevations	