

Committee Report

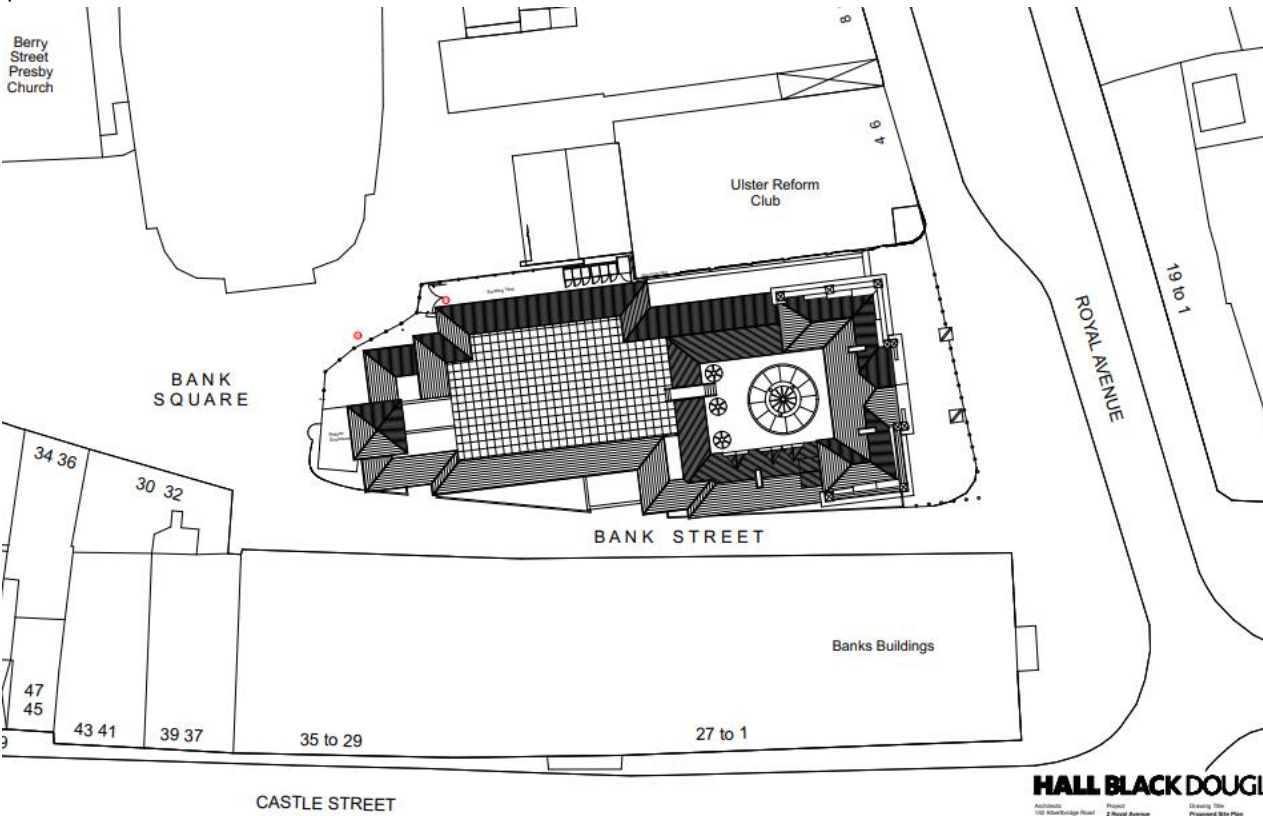
Development Management Report	
Application ID: LA04/2022/2019/LBC	Date of Committee: Tuesday 14 th February 2023
Proposal: Proposed alterations to a listed building including provision of new structural opening with pedestrian entrance doors, roller shutters, improved boundary treatments and minor internal 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: 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. 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. The proposal is deemed to comply with the SPPS, policy BH 8 of PPS 6 and Section 91(2) of the Planning Act (Northern Ireland) 2011. The proposal will open up the rear of the building with a new pedestrian entrance while the internal alterations are minor. 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. The application is brought before committee under section 3.8.5 (c). HED were consulted and had no objections. Recommendation Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.	

Case Officer Report

Site Location Plan



Proposed Block Plan



Proposed Elevations

- A. COVERING EXISTING SPIN
- B. LEAN TO EXTERNAL STORE
- C. EXISTING 2.8M HIGH DOUBLE SLATED GARNISHED STEEL GATES / RAILINGS
- D. EXISTING 1.8M HIGH RAILING ON GUM STONE PLINTH
- E. EXISTING TIMBER WINDOWS WITH COMMERCIAL DISPLAY

EXISTING FINISHES

- Brick - Red/Brown in Colour
- Concrete/Floor Tiles
- Reconstituted Stone Window Sillboard - 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 Square. Repair / replace existing window sashes where damaged and install painted aluminium infill panels.

NEW STRUCTURAL OPENINGS

Provide structural openings within existing masonry walls and 1.5m wide x 2.8m height lean gate and provide existing brickwork externally. Install concrete window gate with steel and aluminium infill. Form external masonry infill of external CFC with steel reinforcement for building in. Form level access threshold with glass and steel and external drainage channel to discharge to street storm drainage. Make good plasterwork internally.

NEW FINISHES/SCREENS

Install new CFC steel roller shutter assembly incorporating hand controlled form with steel roller with ball bearing counterbalance springs mounted to steel shaft with 30mm diameter rollers and stainless steel bottom rail. Provide with 2mm x 60mm channel with ball bearing roller assembly on supporting steel structure. Structure to be supported by steel structural supports. Rollers back on wall safety sensors, provide safety edge that will force the roller assembly to open condition in event of an obstruction. Installation also to incorporate protection for connections to the Fire Alarm installation and an anti-rust treatment area treatment for the roller.

ROLLER SHUTTERS

Install new CFC steel roller shutter assembly incorporating hand controlled form with steel roller with ball bearing counterbalance springs mounted to steel shaft with 30mm diameter rollers and stainless steel bottom rail. Provide with 2mm x 60mm channel with ball bearing roller assembly on supporting steel structure. Structure to be supported by steel structural supports. Rollers back on wall safety sensors, provide safety edge that will force the roller assembly to open condition in event of an obstruction. Installation also to incorporate protection for connections to the Fire Alarm installation and an anti-rust treatment area treatment for the roller.

STAINLESS STEEL ROLLERS

Provide 1.5m x 100mm deep x 100mm high glass transparent stainless steel rollers including any other roller types to allow rolling vehicles to enter.

GATES

Install 2.8m high Publican 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)
4.5	Planning Policy Statement 6: Planning, Archaeology and the Built Heritage
5.0	Statutory Consultees Responses HED- No objections
6.0	Non Statutory Consultees Responses None
7.0	Representations The application was advertised on the 18 th November 2022.
8.0	Other Material Considerations

	None
8.1	Any other supplementary guidance None
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"> • Impact on Listed Building <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>(a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;</p> <p>(b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and</p> <p>(c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.</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>
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, 03, 08, 09, 10</p>

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	N/A
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	