



Subject:	Listing of various structures
Date:	Tuesday, 15 th Aug 2023
Reporting Officer:	Kate Bentley, Director of Planning & Building Control
Contact Officer:	Keith Sutherland, Planning Manager (Plans & Policy) Dermot O’Kane, Principal Planning Officer

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 137 Cavehill Road, Belfast, BT15 5BL and Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street) Belfast, BT1 1HH.
1.2	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.
1.3	<p>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 (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.</i></p> <p><i>“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;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest 80 — (1) The Department—</i></p> <p><i>(a) shall compile lists of buildings (which means structure/erection) of special architectural or historic interest; and</i></p> <p><i>(b) may amend any list so compiled.</i></p>

2.0	Recommendations
2.1	<p>Committee is requested to consider the details set out in Appendix 1 and if appropriate support the proposed listing of the properties as set out in paragraphs 3.5 of this report:</p> <ul style="list-style-type: none"> • 137 Cavehill Road, Belfast; and • Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street) Belfast
3.0	Main report
3.1	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.
3.2	<p>In considering whether to include a building 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	Should the Department for Communities decide to list a property, 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.
3.4	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.
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 comments in relation to:</p> <ul style="list-style-type: none"> • 137 Cavehill Road, Belfast; and, • Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street) Belfast.
3.6	<p><u>Financial & Resource Implications</u> None</p>
3.7	<p><u>Equality or Good Relations Implications</u> None</p>
4.0	Appendices – Documents Attached
	APPENDIX 1: Proposed Listed Buildings - Structure Evaluations