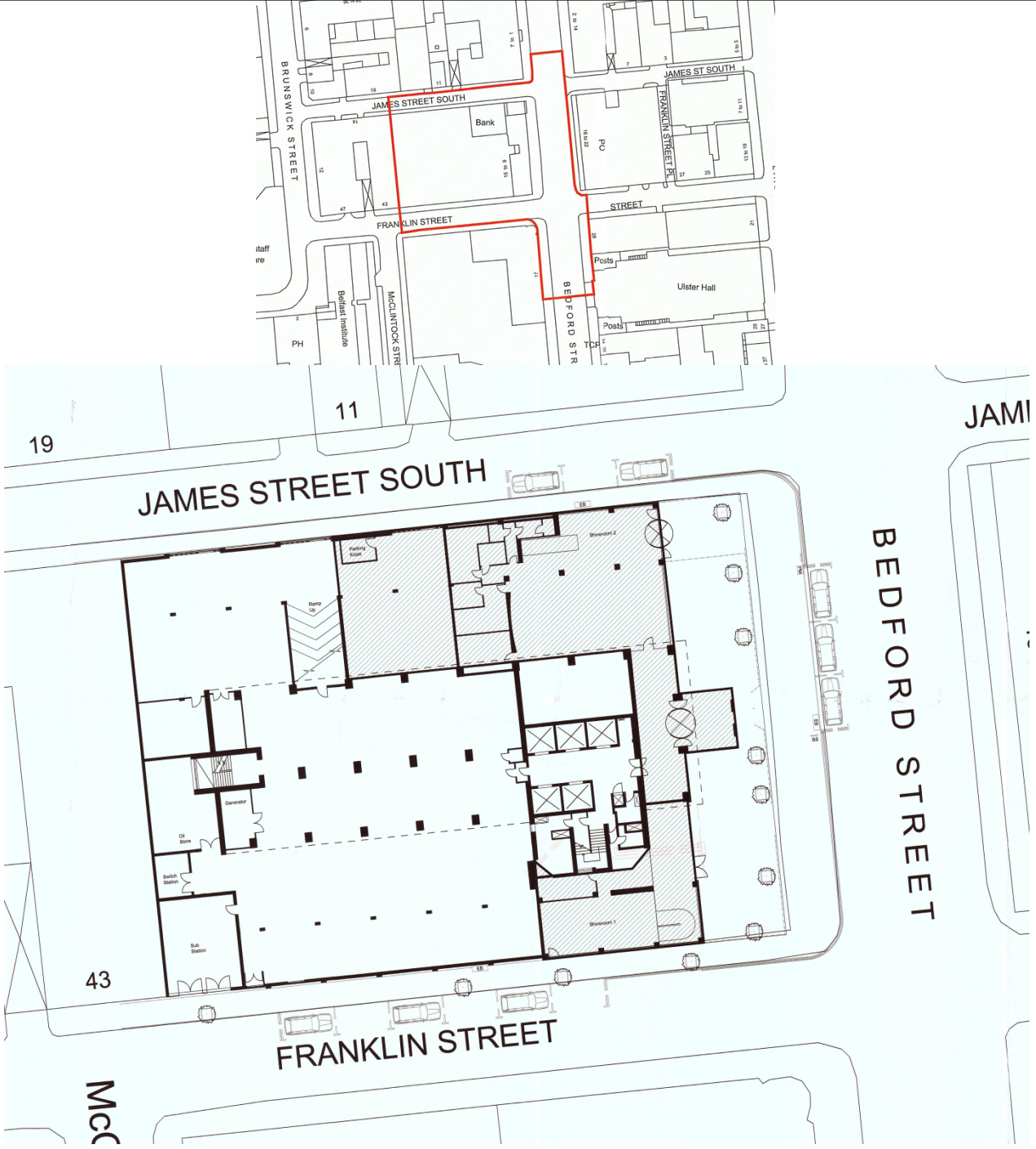


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA04/2015/0546/DCA	
Proposal: Part demolition of existing podium frontage at ground and first floor to facilitate refurbishment and extension to Windsor House	Location: Windsor House 9-15 Bedford House Belfast BT2 7FF
Referral Route: Associated with Major Application	
Recommendation:	Approval
Applicant Name and Address: Hastings Hotel Group Corporate Head Officer 1066 House 587 Upper Newtownards Road Belfast BT4 3LP	Agent Name and Address: WDR and RT Taggart Laganwood House New Forge Lane Belfast BT9 5NX
<p>Executive Summary: The application seeks Conservation Area Consent for part demolition of existing podium frontage at ground and first floor to facilitate refurbishment and extension to Windsor House (A section of the Ground floor podium to front and side).</p> <p>The main issue to be considered in this case are:</p> <ul style="list-style-type: none"> The principle of part demolition in the Linen Conservation Area. <p>The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan. It is also within the Linen Conservation Area and Commercial District Character Area Designation CC0007).</p> <p>The proposal has been assessed against Planning Policy Statement 6: Planning, Archaeology. The principle of demolition is deemed acceptable in that the part of the building to be demolished makes no material contribution to the character of the Conservation area and the redevelopment scheme, as proposed under LA04/2015/0545/F, has been found acceptable.</p> <p>Approve subject to condition.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

	A section of the ground floor/mezzanine podium is to be demolished to make way for the extension and alterations proposed under associated full application LA04/2015/0545/F.
2.0	<p>Description of Site</p> <p>Established high rise structure (24 storeys high). Tower and podium structure with horizontal strip windows with white mosaic spandrel panels between floors. Strip of hard standing between front of building and footpath on Bedford Street.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>No relevant planning history on the site</p>
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage
5.0	<p>Statutory Consultees</p> <p>N/A</p>
6.0	<p>Non-Statutory Consultees</p> <p>N/A</p>
7.0	<p>Representations</p> <p>None received</p>
8.0	<p>Other Material Considerations</p> <p>Linen Conservation Area guidance document</p>
9.0	Assessment
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - The acceptability of partial demolition in the Linen Conservation Area.
9.2	<p>The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below.</p> <p>The site is located within the commercial district (CC007) and within the Linen Conservation Area as designated in BMAP.</p>
9.3	<p>The proposal has been assessed against Policy BH14 of PPS6. The site is located within the Linen Conservation Area as designated in the Area Plan. The part of the building to be demolished is the ground floor, predominantly glazed podium. In terms of the existing streetscape this part of the building offers little aesthetically to the character of the conservation area and makes no material contribution to the character of the area. The proposed replacement scheme includes a redesign of this podium and an extension closer to Bedford Street. This creates a stronger frontage which follows the existing building line much more closely. The proposed replacement scheme is deemed acceptable under Policy BH12 of BPPS6 in that an opportunity has been taken to bring about an enhancement to the character and appearance of the area.</p>
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions for the following reasons.</p> <p>The section of Windsor House to be demolished makes no material contribution to the character and appearance of the area. The proposed replacement scheme for the</p>

	change of use and refurbishment of Windsor House to provide a hotel, retail unit and offices, has been deemed acceptable.
11.0 11.1	<p>Conditions</p> <p>In accordance with Section 105 of the Planning Act (NI) 2011, the buildings shall not be demolished until a contract for the redevelopment of the site in accordance with the detailed proposals under application reference LA04/2015/0545/F has been agreed, and evidence of that contract submitted to and approved in writing by the Department.</p> <p>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Linen Conservation Area.</p>
12. 0	<p>Notification to Department (if relevant)</p> <p>N/A</p>
13. 0	<p>Representation from elected member</p> <p>N/A</p>

ANNEX	
Date Valid	23rd June 2015
Date First Advertised	10th July 2015
Date Last Advertised	10 th July 2015
Details of Neighbour Notification (all addresses) N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	N/A
Drawing Numbers and Title 01-30	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	