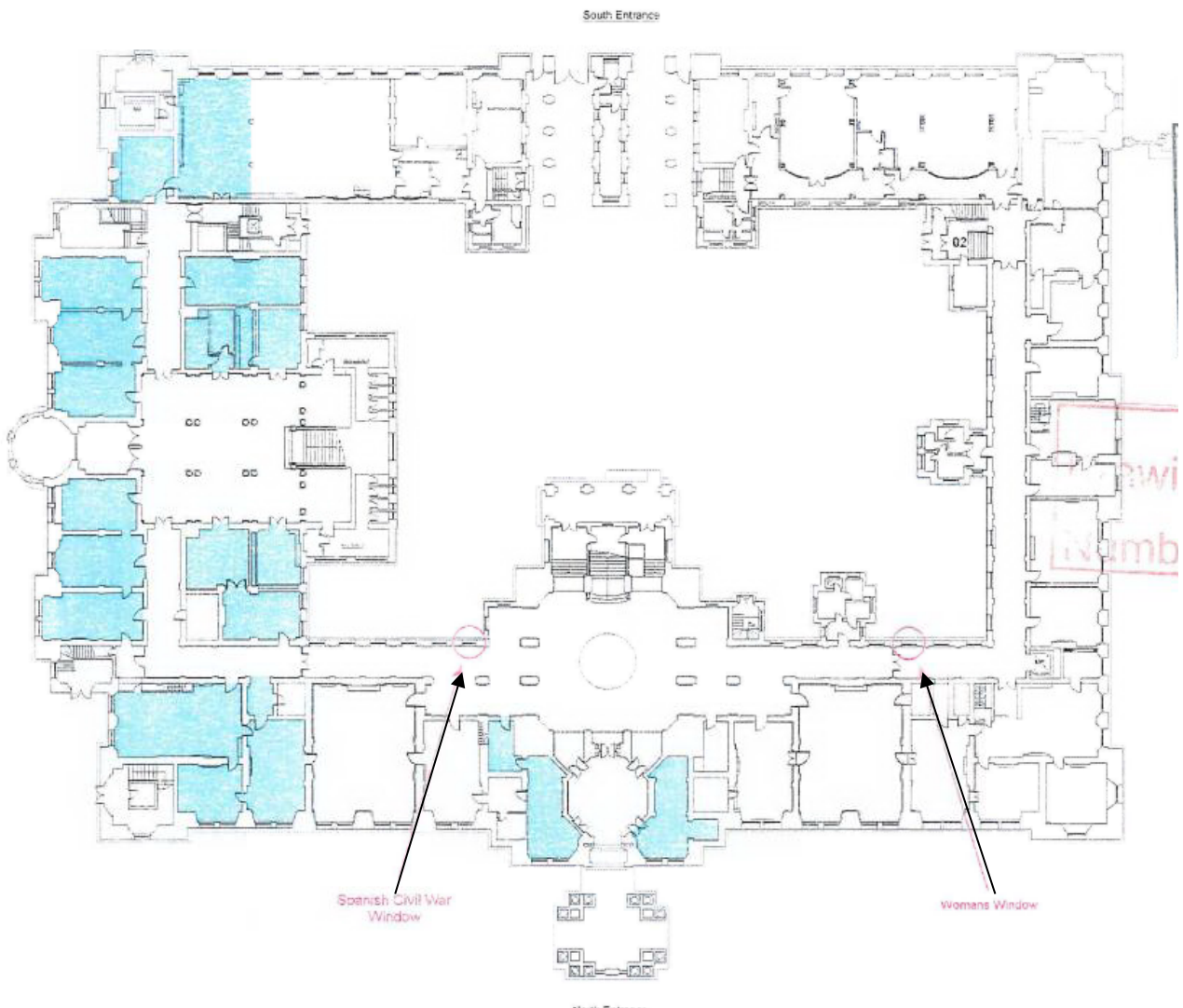


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 February 2016	Item Number:
Application ID: LA04/2016/0110/LBC	
Proposal: Removal and safe storage of 2 stained glass windows from the ground floor of Belfast City Hall. To be replaced with 2 newly commissioned stained glass windows. One commemorating Belfast citizen's contribution to the Spanish civil war, and a second celebrating woman of Belfast. The original windows will be Re-sited within city hall.	Location: Belfast City Hall
Referral Route: Belfast City Council Application	
Recommendation:	Grant Consent
Applicant Name and Address: Belfast City Hall Donegal Square South Belfast	Agent Name and Address: Theresa Coyle (Alpha Stained Glass) 12c Springtown Road Springtown Industrial Estate Derry
<p>Executive Summary: Listed Building Consent is sought for the removal and safe storage of 2no. Stained glass windows from the ground floor of Belfast City Hall.</p> <p>These windows are to be replaced with 2 newly commissioned stained glass windows. One window commemorating Belfast citizen's contribution to the Spanish Civil War and second celebrating Women of Belfast. The original windows which are to be removed will be re-sited within the City Hall. The Spanish Civil War window has already been installed.</p> <p>Policy BH8 of PPS 6 states that consent will normally be granted to proposals for an extension or alteration to a listed building where the essential character of the building and its setting are retained; the works proposed make use of traditional and/or sympathetic building materials; and, the architectural details are in keeping with the building.</p> <p>NIEA: Historic Buildings Unit (HBU) has considered the effects of the proposal on the listed building and advice insufficient information has been provided to allow a comprehensive assessment of the proposal.</p> <p>Given that the windows to be replaced front onto the internal courtyard in City Hall is it considered that these are technically internal windows and it is considered on balance it would be unreasonable to request the submission of a Design and Access Statement.</p> <p>It is considered that the proposed works would not cause unnecessary damage to the historic structure are in keeping with the other parts of the building and would harmonise with their surroundings. Minimal work is proposed to the listed building. There is limited public view of the windows proposed as they face onto the courtyard of the building.</p> <p><u>Recommendation</u> Grant Consent</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

<p>1.0</p>	<p>Description of Proposed Development Listed Building Consent is sought for the removal and safe storage of 2no. Stained glass windows from the ground floor of Belfast City Hall. These windows are to be replaced with 2no. newly commissioned stained glass windows. One window commemorating Belfast citizens contribution to the Spanish Civil War and second celebrating Women of Belfast. The original windows which are to be removed will be re-sited within the City Hall. The Spanish Civil War window has already been installed.</p>
<p>2.0</p>	<p>Description of Site. The site is located at the existing City Hall, which fronts onto Donegall Square North and backs onto Donegall Square South. The memorial garden is to be located to the East of the City Hall building along Donegal Square East. There are existing monuments within the grounds of the City Hall. The area is commercial in nature with business, office, financial and retail uses dominating. The area is also within a conservation area which contains numerous listed buildings. The City Hall itself is also a Grade A listed building.</p>

Planning Assessment of Policy and other Material Considerations	
3.0	Relevant Planning History Z/2012/1188/LBC – Belfast City Hall – replacement of existing facade lighting at City Hall with Energy Efficient LED lighting, intelligent control systems and commissioning of the installation – Permission granted in 2003. Z/2011/1490/LBC – Belfast City Hall Installation of new stained glass window – Permission granted 2012. Z/2005/0332/LB – Belfast City Hall Replacement of existing sliding sash window with stained glass window – permission granted in 2005
4.0	Policy Framework
4.1	Designation CC 008 – Civic Precinct Character Area Designation CC 029 – Local Landscape Policy Area – City Hall
4.2	Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 6: Planning, Archaeology and the Built Environment.
5.0	Statutory Consultee Responses
5.1	NIEA: Historic Buildings Unit - No Objection in Principle.
6.0	Representations
6.1	The listed building consent was advertised in the local press on 6 February 2016.
7.0	Assessment
7.1	The key issue in the assessment of application for consent is consideration any potential impact on the Listed Building.
7.2	Listed building consent is sought for the removal and safe storage of 2no. Stained glass windows from the ground floor of Belfast City Hall. These windows are to be replaced with 2no. newly commissioned stained glass windows. One window commemorating Belfast citizen's contribution to the Spanish Civil War and second celebrating Women of Belfast. The original windows which are to be removed will be re-sited within the City Hall. The Spanish Civil War window has already been installed.
7.3	Policy BH8 of PPS 6 states that consent will normally be granted to proposals for an extension or alteration to a listed building where the essential character of the building and its setting are retained; the works proposed make use of traditional and/or sympathetic building materials; and, the architectural details are in keeping with the building.
7.4	NIEA: Historic Buildings Unit (HBU) has considered the effects of the proposal on the listed building and advice insufficient information has been provided to allow a comprehensive assessment of the proposal. HBU continue to state that they are content in principle with the proposal however, would require the submission of a Design and Access Statement and internal and external photographs of the two existing historic stained glass windows proposed for the removal and safe storage.
7.5	Given that the windows to be replaced front onto the internal courtyard in City Hall is it considered that these are technically internal windows and it is considered on balance it would be unreasonable to request the submission of a Design and Access Statement.
7.6	It is considered that the proposed works would not cause unnecessary damage to the historic structure are in keeping with the other parts of the building and would harmonise with their surroundings. Minimal work is proposed to the listed building. There is limited

	public view of the windows proposed as they face onto the courtyard of the building.
8.0	Summary of Recommendation: Grant Consent
8.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and listed building consent is recommended subject to the following conditions.
9.0	Conditions
	<p>1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <p>Reason: Time Limit.</p> <p>2. The two historic stained glass windows proposed for removal are to be stored within Belfast City Hall in accordance with established methods for the safe keeping and storage of historic artefacts.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the listed buildings.</p>
Signature (s)	
Date:	

ANNEX	
Date Valid	23rd December 2015
Date First Advertised	6th February 2016
Date Last Advertised	As above
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 & 02	
Representations from Elected Members: None	