

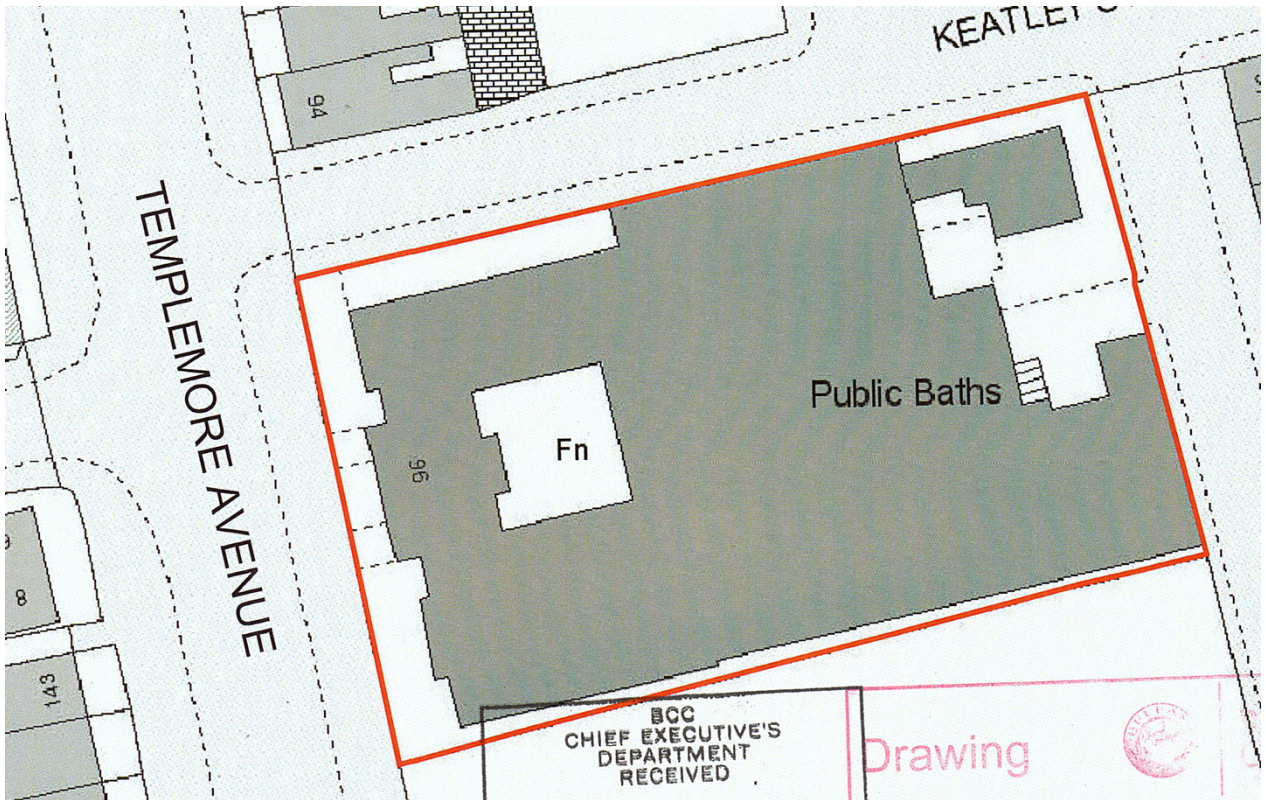
Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 16 February 2016	
Application ID: LA04/2015/1072/LBC	
<p>Proposal: Proposed repair works to existing roofs over currently occupied parts of the building. Proposed works to these occupied areas are to:</p> <ul style="list-style-type: none"> -Replace any missing and defective slates with Bangor Blue slates to match existing. -replace any missing and defective leadwork with lead sheeting, flashings etc, to match existing. -Replace any missing and defective part uPVC gutters and downpipes to the majority of works and part cast iron gutters to Entrance Block with heavy grade extruded aluminium moulded ogee gutters and downpipes to all areas of the proposed works, polyester powder coated cast-iron textured finish, colour heritage black, all to visually match existing to Entrance Block. 	<p>Location: Templemore Swim & Fitness Centre Templemore Avenue, Belfast BT5 4FW</p>
<p>Referral Route: Belfast City Council Application</p>	
Recommendation:	Grant Listed Building Consent
<p>Applicant Name and Address: Belfast City Council Property & Projects Dept Adelaide Exchange Adelaide Street Belfast BT2 8BP</p>	<p>Agent Name and Address: Belfast City Council Facilities Maintenance Section Duncrue Complex Duncrue Road Belfast BT3 9BP</p>
<p>Executive Summary: The application seeks permission for proposed repair works to a Listed Building. The works include:</p> <ul style="list-style-type: none"> -Replacing missing and defective slates. -Replacing missing and defective lead work. -Replacing missing and defective uPVC gutters and downpipes to the majority of works and part cast iron gutters to Entrance Block <p>The main issue to be considered in this case is the :</p> <ul style="list-style-type: none"> • Impact of the proposal on the character of the listed building and its setting. <p>The proposal has been assessed against relevant planning policies including BMAP, SPPS and PPS 6, Archaeology and the Built Heritage.</p> <p>No Objections /representations have been received.</p>	

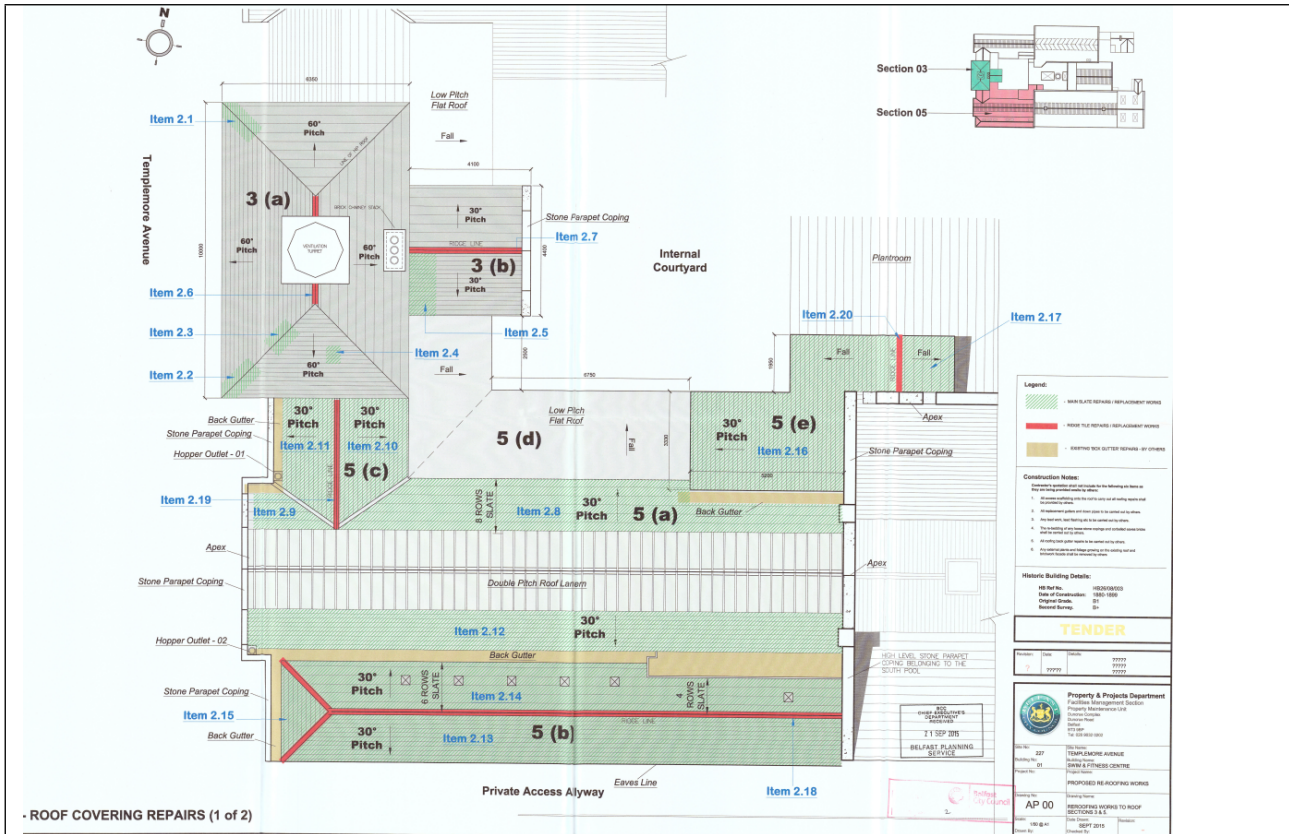
NIEA raised no objections to the proposal.

Recommendation - grant listed building consent.

Case Officer Report



Site Location Plan



Proposed Elevations

Consultations: NIEA

Consultation Type	Consultee	Response
Non Statutory	NIEA	No Objection

Representations: None

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues
N/A

Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>The proposal is for Listed building consent for proposed repair works to existing roofs over currently occupied parts of the building. Proposed works to these occupied areas include</p> <ul style="list-style-type: none"> -Replacing any missing and defective slates with Bangor Blue slates to match existing. -Replacing any missing and defective lead work with lead sheeting, flashings etc, to match existing. -Replacing any missing and defective part uPVC gutters and downpipes to the majority of works and part cast iron gutters to Entrance Block with heavy grade extruded aluminium moulded ogee gutters and downpipes to all areas of the proposed works, polyester
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	powder coated cast-iron textured finish, colour heritage black, all to visually match existing to Entrance Block.
2.0	<p>Description of Site The existing site is located on Templemore Avenue and falls within Templemore Avenue ATC. The building known as Templemore Swim and Fitness Centre is a Listed Victorian red brick building with a pitched roof. The site is bounded by a wall and railings to the front. It is used as a swim and leisure facility opened to members of the public.</p> <p>The immediate vicinity is defined by mixed use and terraced residential properties.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History Z/1994/0828 Templemore Public Baths, 96 Templemore Avenue, Belfast, BT5 4FN Internal alterations to 'Baths' area and improved public. Permission Granted 10.11.1994</p> <p>Z/2004/0549/F Templemore Public Baths, 96 Templemore Avenue, Belfast, BT5 4FN Environmental improvements to include provision of ramp, alterations to boundary wall and internal alterations (Amended Description) Permission granted 13.05.2005</p>
4.0	<p>Policy Framework Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 6 Planning, Archaeology and the Built Heritage</p>
5.0	<p>Assessment</p>
5.1	<p>BMAP The site is located within the settlement development limits of the Belfast Metropolitan Area and is not zoned for any specific use. It falls within Templemore Avenue ATC (Designation BT057).</p>
5.2	<p>SPPS The SPPS states that PPS 6 Planning, Archaeology and the Built Heritage is to be retained during the transitional period and until such times as local authorities adopt a Plan Strategy. The guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted having regard to the development plan and all other material considerations unless the proposed development will cause demonstrable harm to interests of acknowledged importance.</p> <p>The SPPS at para 6.13 states that development involving works/alteration to a listed building may be permitted where such works will secure the upkeep of the building. The works proposed are required to maintain the listed building in good condition and are therefore considered acceptable in principle. The proposal is assessed in detail below under PPS 6.</p>
5.3	<p>Planning Policy Statement 6 Planning, Archaeology and the Built Heritage Planning Policy Statement 6 is relevant. Policy BH8 States that the Council will normally only grant consent to proposals or alterations of a Listed Building where the following criteria are met:</p> <ul style="list-style-type: none"> (a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired, (b) The works proposed make use of traditional and or sympathetic building materials

	<p>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>The site falls within an Area of Townscape Character. It is considered that the proposal will maintain and enhance the area by securing the upkeep of the building and ensuring it is maintained in good condition.</p> <p>The proposal involves planned maintenance and repair works to the roof including slate repairs and replacement works. The materials used are to match existing. It is noted that all existing cast iron guttering and downpipes are to be inspected by an NIEA listed building conservation officer prior to their removal and before any replacement works take place. All existing cast iron guttering and downpipes are to be retained if practically possible. All guttering and down pipes to be cleaned. Lead replacement works to match existing with lead sheeting and flashing. Loose eaves bricks to be re bedded, loose stone parapet coping to be re bedded, plants and shrubs to be removed at high level. NIEA, Historic Buildings Unit considered the impacts of the proposal on Templemore Baths and are content with the proposal. BCC Planning Service Conservation officer was consulted and offered no objection to the proposal.</p> <p>The repair works will be sympathetic and will have no detrimental impact on the character of the listed building. The materials will be in keeping with the existing building. The proposal will respect the setting of the Listed Building and the construction details of the works are considered acceptable.</p> <p>There will not be any negative impacts on the immediate or surrounding area or Listed Building if consent is granted nor would any loss in visual amenity result. The proposal will not detract from the character and appearance of the building or the surrounding area.</p>
6.0	<p>The proposal is considered to be in compliance with the development plan and relevant planning policies.</p>
7.0	<p>Summary of Recommendation: Grant Consent</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is considered that the development is acceptable. Consent is recommended with a condition.</p>
8.0	<p>Conditions</p> <p>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>
9.0	<p>Notification to Department (if relevant)</p> <p>Notification to DOE required after Committee decision (if decision is to grant consent).</p>

10.0	Representations from Elected members: None
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ANNEX	
Date Valid	21st September 2015
Date First Advertised	16th October 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses) N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
<p>Planning History</p> <p>Z/1994/0828 Templemore Public Baths, 96 Templemore Avenue, Belfast, BT5 4FN Internal alterations to 'Baths' area and improved public. Permission Granted 10.11.1994</p> <p>Z/2004/0549/F Templemore Public Baths, 96 Templemore Avenue, Belfast, BT5 4FN Environmental improvements to include provision of ramp, alterations to boundary wall and internal alterations (Amended Description) Permission granted 13.05.2005</p>	
<p>Summary of Consultee Responses</p> <p>NIEA – Historic Buildings Unit has considered the impacts of the proposal on Templemore Baths and are content with the proposal.</p>	
<p>Drawing Numbers and Title</p> <p>Drawing No. 01 Site Location Drawing No. 02 Proposed re-roofing works to roof sections 3&5 Drawing No. 03 Re-roofing works to roof sections 7&10 Drawing No. 04a Replacement of roof gutters and downpipes sections 3&5 Drawing No. 05a Replacement of roof gutters and downpipes sections 07&10 Drawing No. 06 Leadwork roof repairs to sections 3&5 Drawing No. 07 Leadwork roof repairs to sections 7&10 Drawing No. 08a Repair works to stone copings, eaves bricks and foliage removal to sections 3&5 Drawing No. 09a Repair works to stone copings, eaves bricks and foliage removal to sections 7&10</p>	