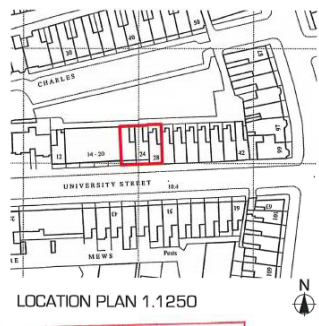
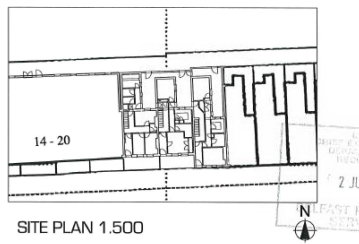


**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 16 Feb 2016	
Application ID: LA04/2015/1158/DCA	
Proposal Demolition of 2 storey rear returns and part interior (amended scheme)	Location 22-28 University Street Belfast BT7 1FY
Referral Route: The application is for more than four residential units.	
Recommendation:	Approval
Applicant Name and Address: McHugh Developments 22 University Street Belfast BT7 1FY	Agent Name and Address: Total Architecture and Design Limited 25 University Street Belfast BT7 1FY
Executive Summary: The application seeks the demolition of two storey returns and part interior at 22-28 University Street, The main issues to be considered in this case are: <ul style="list-style-type: none"> • Planning history on the site and the immediate vicinity • Demolition in the Queen's Conservation Area <p>The site located at University Street is located within Queen's Conservation Area, the Queen's Office Area and Mount Charles HMO Policy Area. The proposal has been assessed against the SPPS, Planning Policy Statement 6, and Queen's Conservation Area Design Guide.</p> <p>The Belfast City Council Conservation Officer was the only consultee to offer an objection to the proposal on the basis that the existing rear returns make a significant, positive contribution to the Conservation Area. The extent of demolition is contrary to Policy BH14 of PPS 6, and leads to the excessive loss of historic fabric.</p> <p>Adjacent to the site at 14-20 University Street planning permission was granted in 2006 for the change of use from dwellings and a hostel to 15 apartments, with an extension to the hostel, and three storey rear extensions (Z/2004/2763/F). In 2007 permission was granted for the demolition of the existing properties, with retention of the front elevation and construction of twenty (1 bed) apartments (Z/2006/1817/F). An associated Demolition Consent was granted in 2007 (Z/2006/2287/DCA).</p> <p>There were no representations to this planning application.</p> <p>Having regard to the policy context and other material considerations above, demolition consent is granted.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	Belfast City Council Conservation Officer	The existing buildings make a significant, positive contribution to the Conservation Area. The extent of demolition is contrary to Policy BH14 of PPS 6, and leads to the excessive loss of historic fabric. The proposal would result in a rear block inconsistent with the historic context and out of character with the Conservation Area. Mount Charles has a peaceful ambience to the open space that would be undermined by the proposal.

Representations:

Letters of Support	None Received
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Letters of Objection	None Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected representatives	A meeting was held with Councillor Boyle and the agent Tim Doyle.
Characteristics of the Site and Area	
1.0	Description of Proposed Development
	The proposal at 22-28 University Street is for the demolition of the two storey rear returns and part of the interior.
2.0	Description of Site and Area
2.1	The properties at 22-28 University Street form part of a group of eight that date from c.1867. University Street forms part of the Queen's University Conservation Area and Queen's University Office Area. University Street is predominantly residential in nature with properties converted to flats, located between Botanic Avenue and University Road. Numbers 22-24 are two bay, three storey, faced in brick in Flemish Bond; roof slated with corbelled chimneys to the ridge and set back from the pavement with front amenity space. There is no number 26, and number 28 (adjacent to 24) is a two storey property faced in red brick (in Flemish Bond) with gabled dormer to the front slope of the slated roof. It is stepped forward from 22-24 at street level. This property retains its quarter paned sash windows. To the rear of the three properties are traditional two storey rear returns with enclosed yards. A rear entry separates the properties from the green space of Mount Charles beyond.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	Permission was granted in 1995 (Z/1995/1151) for the conversion and extension of the existing three storey houses to provide two flats at (24) and two flats at (28). In 1998 permission was granted (Z/1998/0552) for the demolition and rebuilding of three houses to incorporate three flats per house (9 in total).
3.2	In the immediate vicinity of the application site at 14-20 University Street planning permission was granted in 2006 for the change of use from dwellings and a hostel to 15 apartments, with an extension to the hostel, and three storey rear extensions (Z/2004/2763/F). In 2007 permission was granted for the demolition of the existing properties, with retention of the front elevation and construction of twenty (1 bed) apartments (Z/2006/1817/F). An associated Demolition Consent was granted in 2007 (Z/2006/2287/DCA).
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
	<ul style="list-style-type: none"> • Belfast Metropolitan Area Plan 2015, site is located within the development limits of Belfast (Designation BT 001). The relevant policy is SETT 2, Development within the Metropolitan Development Limit and the Settlement Development Limits • Queen's Conservation Area – Design Guide • Strategic Planning Policy Statement for Northern Ireland (SPPS) • Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage
5.0	Statutory Consultee Responses

	None
6.0	Non Statutory Consultee Responses
	<ul style="list-style-type: none"> • Belfast City Council Conservation Officer – The existing buildings make a significant, positive contribution to the Conservation Area. The extent of demolition is contrary to Policy BH14 of PPS 6, and leads to the excessive loss of historic fabric. The proposal would result in a rear block inconsistent with the historic context and out of character with the Conservation Area. Mount Charles has a peaceful ambience to the open space that would be undermined by the proposal.
7.0	Representations
7.1	There were no representations to this planning application.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The application site is located within the settlement development limits of Belfast, the Queen's Conservation Area, Queen's University Office Area and Mount Charles HMO Policy Area.
9.2	The key issues in this planning application are: Planning history on the site and the immediate vicinity, and demolition within the Queen's Conservation Area.
9.3	<p>Strategic Planning Policy Statement for Northern Ireland</p> <p>The purpose of planning is to prevent proposals which would unacceptably affect amenity and the existing use of land. Planning authorities are guided by the principle that sustainable development should be permitted, having regard to the local development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.</p>
9.4	<p>Planning History</p> <p>In 1998 at 22-28 University Street permission was granted (Z/1998/0552) for the demolition and rebuilding of three houses to incorporate three flats per house (9 in total). In the immediate vicinity of the application site at 14-20 University Street (adjacent) planning permission was granted in 2006 for the change of use from dwellings and a hostel to 15 apartments, with an extension to the hostel, and three storey rear extensions (Z/2004/2763/F). In 2007 permission was granted for the demolition of the existing properties, with retention of the front elevation and construction of twenty (1 bed) apartments (Z/2006/1817/F). An associated Demolition Consent was granted in 2007 (Z/2006/2287/DCA). The redevelopment of the site at 14-20 University Street is very similar in nature to that which has been proposed in the current planning application for 22-28 University Street.</p>
9.5	<p>Demolition in the Queen's Conservation Area</p> <p>The proposal involves the demolition of the three rear returns, rear boundary wall and some internal walls. In the context of the proposed development (new build to the rear) the facade and some of the internal structures will be all that remain. The existing buildings make a significant, positive contribution through:</p> <ul style="list-style-type: none"> • Age, Style and Materials - The properties form part of a group of eight that date

	<p>from c.1867. Numbers 22 -24 are two bay, three storey, faced in brick in Flemish bond; roof slated with corbelled chimneys to ridge, above moulded brick cornice. Segmental arches to door and window openings. The door cases to numbers 22 – 24 have moulded surrounds with key stones. Number 18 is two storey faced in red brick (in Flemish bond) with gabled dormer to the front slope of the slated roof, above a stucco band below eaves. This property retains its quarter paned sash windows. Sash windows have been retained to the rear of all three properties.</p> <ul style="list-style-type: none"> • Group Value/setting of listed building - The north side of University Street remains intact with the exception of the block to the west of number 12 and represents a coherent expression of domestic architecture of the period. The latter replaced the first block in the street shown on the 1858 map. The listed block to the west fronts onto Mount Charles (3 - 19) and dates from 1859 (Architect Alexander McAllister), with a false screen wall. The block to the east is later with horizontally quartered windows. Thus the block (at 14 - 20), though patina of age, contribution to historic development of University Street etc., makes a contribution to the setting of the listed block. • Contribution to Legibility – i.e. the reading of the areas as a suburban Victorian/Edwardian suburb, and the historical evolution of the area - the quirky, unusual layout – with rear returns onto the public realm space due to the road layouts following original farm boundaries and tracks. <p>Policy BH14 of PPS 6 states that demolition of buildings and their subsequent replacement can result in the character or appearance of the Conservation Area being diminished. Assessment of the proposed demolition is carried out using Policy BH10 (Demolition of Listed Buildings). It states that where proposed works would result in the demolition of a significant part of the building the following factors need to be addressed:</p> <ul style="list-style-type: none"> (a) Condition of the building – It is currently in use a residential accommodation. The scheme proposed is an attempt to create more residential units than is on the site at present. (b) Efforts to retain the building in use – As stated before the scheme has been put forward to increase the number of residential units. As there is retention of parts of the buildings it would suggest that it is presently in good condition. (c) Merits of the alternative proposals for the site – In themselves this is not justification for demolition and they will be assessed in detail in paragraph 9.7 <p>Essentially what is proposed in this scheme is facade retention and Policy BH14 states that the preservation of the public elevations alone of an unlisted building in a Conservation Area which makes a material contribution to its appearance or character will only be acceptable in exceptional circumstances. The planning history of the site shows that demolition was granted in 1998 and immediately adjacent at 14-20 University Street demolition with facade retention was granted in 2007.</p> <p>The redevelopment of the site has been assessed in detail under the full planning application LA04/2015/0494/F.</p>
<p>9.6</p>	<p>Conclusion</p> <p>The existing buildings make a significant, positive contribution through age, style, materials, group setting and their contribution to legibility. Essentially what is proposed in this scheme is facade retention and Policy BH14 states that the preservation of the public</p>

	elevations alone of an unlisted building in a Conservation Area which makes a material contribution to its appearance or character will only be acceptable in exceptional circumstances. However significant weight should be attributed to the demolition consent granted adjacent to this site as detailed in paragraphs 3.1, 3.2 and 9.4. Having regard to the policy context and other material considerations above, the proposed demolition is considered to be acceptable and demolition consent should be granted with conditions.
10.0	Summary of Recommendation Approval
11.0	Conditions <ul style="list-style-type: none"> • This consent is granted subject to the implementation of the satisfactory replacement scheme as approved under planning application reference LA04/2015/0494/F. Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Queen's Conservation Area. • The construction of the development hereby permitted shall not commence until the existing portions of 22-28 University Street on the approved drawings 11, 12 and 13, date stamped 30 November 2015 are demolished, and all rubble and foundations removed. Reason: To preserve the amenity of the Queen's Conservation Area.
12.0	Notification to Department (if relevant) N/A
13.0	Representation from elected member: Councillor Boyle

ANNEX	
Date Valid	07 October 2015
Date First Advertised	23 October 2015
Date Last Advertised	11 December 2015
Details of Neighbour Notification (all addresses) N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Notification to Department (if relevant) N/A	