

**Development Management Officer Report  
Committee Application**

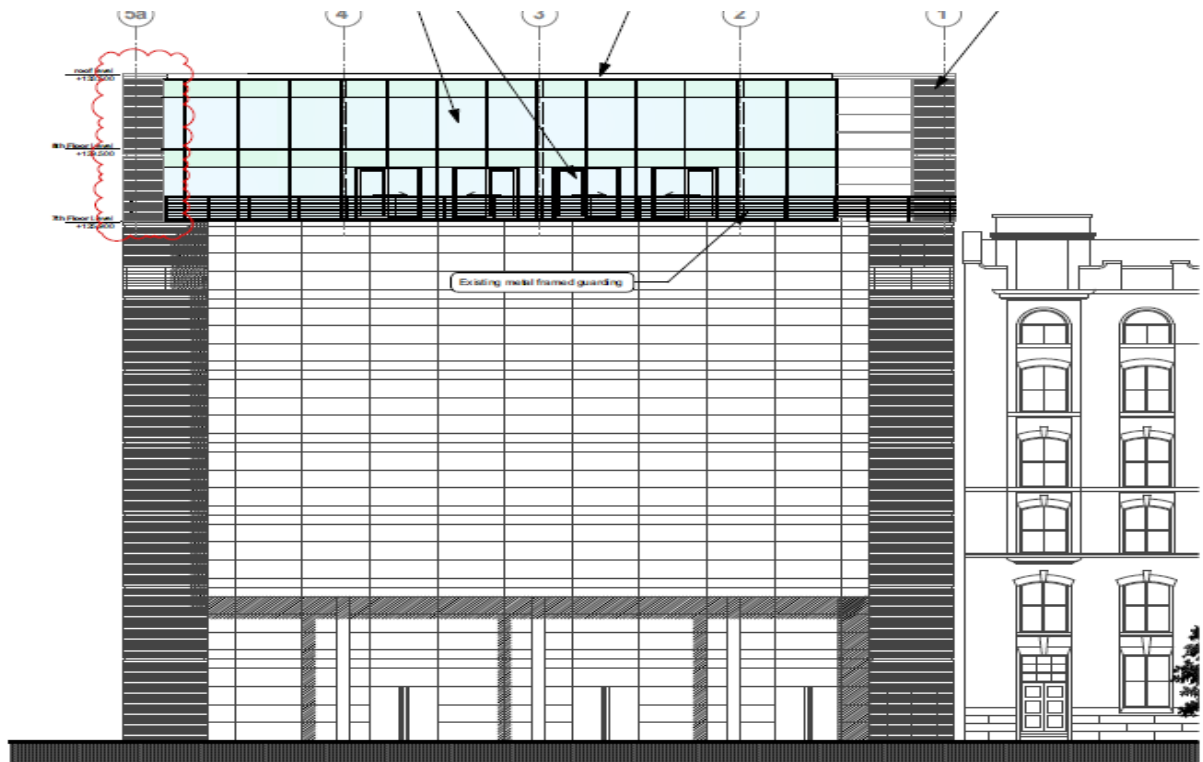
<b>Summary</b>	
<b>Committee Meeting Date:</b> 17 May 2016	
<b>Application ID:</b> LA04/2015/0388/F	
<b>Proposal:</b> Extension of existing 7th and 8th floor suites over the existing terrace	<b>Location:</b> The Linenhall, 32 Linenhall Street Belfast BT2 8BG
<b>Referral Route:</b> Committee application non delegated	
<b>Recommendation:</b>	<b>Approval</b>
<b>Applicant Name and Address:</b> Killultagh Estates 21 Alfred Street Belfast BT2 8BD	<b>Agent Name and Address:</b> RPP Architects Ltd 155-157 Donegall Pass Belfast BT7 1DT
<p><b>Executive Summary:</b></p> <p>The proposal is for the extension of the existing 7th and 8th floor suites over the existing terrace with a curtain glazing system of modern design along the front of the building.</p> <p>The main issues in this case are:</p> <ul style="list-style-type: none"> <li>• The principle of the proposed use at this location;</li> <li>• The design of the elevation changes;</li> <li>• Impact on the Conservation Area and character of the area;</li> <li>• Impact on amenity.</li> </ul> <p>The site falls within the city centre Conservation Area and it is considered that whilst the proposal would have a marginal visual impact compared to the existing roofscape treatment that it is on balance, acceptable. The additional set back along the gable in addition to the plain glazed treatment will mitigate concerns regarding scale and height.</p> <p>No adverse overshadowing / overlooking noise and disturbance issues on adjacent buildings will arise from the proposal due to the proposed use and the similar uses of adjacent sites.</p> <p>In relation to traffic, access, and parking issues, Transport NI offer no objections on the basis that the site is within the city centre and an area of parking restraint and public transport is readily accessible.</p> <p>No representations have been received in relation to the application.</p> <p>A similar proposal was granted 15.01.2009, however this has expired (ref: Z/2007/2706/F).</p> <p>The proposal is considered compliant with planning policy and all other material considerations including the Belfast Metropolitan Area Plan, Strategic Planning Policy Statement, Planning Policy Statement 4, Planning Policy Statement 6, and Planning Policy Statement 3 and associated guidance.</p>	

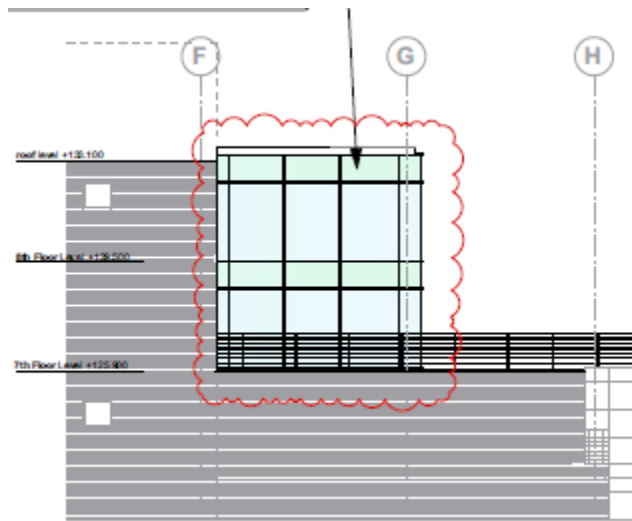
**Recommendation**

Approve subject to conditions as set out in case officer report.

Case Officer Report

Site Location Plan





**Consultations:**

Consultation Type	Consultee	Response
Statutory	NI Transport - Hydebank	No Objection
	Conservation Officer	Mixed Response

**Representations:**

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
Representations from Elected Representatives	No Petitions Received
Neighbour Notification Checked	Yes

**1.0 Proposal:**

The proposal is for the extension of the existing 7th and 8th floor suites over the existing terrace.

**1.1 Characteristics of the Site and Area**

The proposed site is located on the rooftop of 32 Linenhall Street Belfast and consists of a setback roof area. The existing building is 8 storeys in height. The front elevation comprises large glazed areas with brick columns at each side of the elevation.

The surrounding area is mainly in office use with a mixture of designs and finishes. Buildings are generally similar or higher in height to the application site. The site is located within the Linen Conservation Area.

**2.0 Planning Assessment of Policy and Other Material Considerations**

2.1 Planning Policy Considerations:

Belfast Metropolitan Area Plan (BMAP) 2015

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 4 (PPS4)

Planning Policy Statement 6 (PPS6)

PPS3: Roads Considerations (PPS3); Development Control Advice Note 15 (DCAN 15);

2.2 Planning History:

Z/2007/2706/F - Extension of the existing 7th and 8th floor office suites over the existing terrace.

PERMISSION GRANTED 15.01.2009

Building approved 23.08.2002 under reference Z/2001/1870/F

2.3 Consultations:

Transport NI – no objections;

2.4 Representations:

None received.

3.0 Assessment

3.1 Zoning

The site is identified as whiteland and is within the Linen Conservation Area and the city centre of Belfast in the Belfast Metropolitan Area Plan (BMAP) 2015. It also falls within a character area CC07 – commercial district.

In terms of the Strategic Planning Policy Statement and associated Planning Policy Statements, PPS4 sets out the main provisions, in addition to roads considerations discussed in PPS3 and associated supplementary guidance. As the site falls within a Conservation Area PPS6 is applicable.

3.2 Policy Considerations:

The primary policy considerations for office use are set out in PPS4 and policies PED1 and PED 9 in particular.

PED 1 sets out location specific policy, essentially stating such uses should be located in town or city centres, and may only be located outside subject to three criteria. As the proposal is within the city centre the proposal is compliant with this and office use at this location is therefore acceptable in principle.

PED 9 of PPS4 would also be applicable. PED 9 sets out general criteria for the assessment of economic/business proposals. Not all of the requirements of PED 9 apply in this case, however the primary considerations are assessed below.

The site is located within the Linen Conservation Area and accordingly PPS6 and associated Linen Conservation Area Guide are applicable.

3.3 Planning History

A similar proposal was granted 15.01.2009, however this has expired (ref: Z/2007/2706/F)

### 3.4 Design/Character

PPS6 requires proposals to respect the characteristic built form of the area, and that scale form, materials and detailing should respect the characteristics of adjoining buildings and views into and out of the Conservation Area. The proposal is for the extension of the existing 7th and 8th floor suites over the existing terrace with a curtain glazing system of modern design along the front of the building.

The Conservation Officer indicated, in summary, that the original submission would adversely impact on the character of the area and adjoining buildings due to inappropriate scale and excessive height.

The proposed design was revised in terms of elevation treatment to a plain curtain wall glazing and a set back of the extension off the gable of the building along the Clarence Street elevation.

Following detailed consideration of 3D CAD Views and on site observations, it is considered that, on balance, the revised proposal would have a marginal visual impact compared to the existing roofscape treatment from critical streetscape views along Linenhall Street. The additional set back along the gable in addition to the plain glazed treatment will also mitigate concerns regarding scale and height.

### 3.5 Amenity

No adverse overshadowing / overlooking noise and disturbance issues on adjacent buildings will arise from the proposal due to the proposed use and the similar uses of adjacent sites.

### 3.6 Consultations

In relation to traffic, access, and parking issues, Transport NI have responded indicating that the proposal is acceptable in relation to PPS3 and associated traffic and parking issues. The site is within the city centre and an area of parking restraint and public transport is readily accessible.

### 3.7 Representations

No representations have been received in relation to the application.

### 3.8 Recommendation

The proposal is considered compliant with the SPPS, BMAP, PPS4, PPS6, and PPS3 and associated guidance. It is also an important consideration that a similar proposal was previously approved.

Approve with Conditions

#### Conditions:

Committee is requested to delegate the consideration of the final wording of the conditions to the Director of Planning and Place:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the development hereby approved.

Reason: In the interests of visual amenity.

3. Development shall be carried out in accordance with the materials specified on the approved plans.

Reason: To ensure a satisfactory form of development and in the interests of visual amenity of the Conservation Area.

<b>ANNEX</b>	
<b>Date Valid</b>	26th May 2015
<b>Date First Advertised</b>	3rd July 2015
<b>Date Last Advertised</b>	
<p><b>Details of Neighbour Notification (all addresses)</b></p> <p>The Owner/Occupier, ARUP, 8th Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG</p> <p>The Owner/Occupier, 101 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 102 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 103 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 104 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 105 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 106 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 107 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 108 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 109 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 110 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 111 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 201 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 202 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 203 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 204 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 205 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 206 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 207 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 208 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 209 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p> <p>The Owner/Occupier, 210 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF</p>	



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 902 Margarita Plaza, 81 Adelaide Street, Belfast BT2 8FF  
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 ARUP, 8th Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 Carb Malcolm Hollis Weber Shandwick, 1st Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 Cunningham Coates Stockbrokers, First Source, 4th Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 Damian Conwell, Osborne King, The Metro Building, 6-9 Donegall Sq South, Belfast BT1 5JA  
 The Owner/Occupier,  
 Enterprise House, 55-59 Adelaide St, Belfast, BT2 8FE  
 The Owner/Occupier,  
 First Source, 5th Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 First Source, 6th Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 ICAI, 1st Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 John McKee & Son, 3rd Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 Johns Elliot Solicitors, 3rd Floor, 40 Linenhall St, Belfast BT2 8BA  
 The Owner/Occupier,  
 Lockton Insurance, 1st Floor, 40 Linenhall St, Belfast BT2 8BA  
 The Owner/Occupier,  
 MCS Group Companies House, 2nd Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG  
 The Owner/Occupier,  
 William Ewart, 7th Floor, The Linenhall, 32 Linenhall St, Belfast, BT2 8BG

<b>Date of Last Neighbour Notification</b>	15th July 2015
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No

## Planning History

Ref ID: Z/2001/1870/F

Proposal: Demolition of existing three storey property to allow for construction of new office building (Planning Application Ref: Z/2000/2322).

Address: 32 & 32a Linenhall Street, Belfast, BT2 8BG.

Decision:

Decision Date: 23.08.2002

Ref ID: Z/1988/3018

Proposal: Change of use from shop unit to sandwich takeaway snack bar

Address: 32A LINENHALL STREET

Decision:

Decision Date:

Ref ID: Z/2000/2322/F

Proposal: Proposed office development.

Address: 32/32a Linenhall Street, Belfast BT2 8BG

Decision:

Decision Date: 15.08.2002

Ref ID: Z/2006/1302/F

Proposal: Change of use of ground floor from office use to educational use

Address: Linenhall Plaza, 32 Linenhall Street, Belfast, BT2 8BG

Decision:

Decision Date: 09.08.2006

Ref ID: Z/2000/1060/F

Proposal: Change of use to restaurant/ hot food take-away.

Address: Ground floor, 32 Linenhall Street, Belfast, BT2 8BG.

Decision:

Decision Date: 14.06.2000

Ref ID: Z/2007/2706/F

Proposal: Extension of the existing 7th and 8th floor office suites over the existing terrace. (Amended Plans)

Address: The Linenhall, 32 Linenhall Street, Belfast, BT2 8BG

Decision: Approval

Decision Date: 15.01.2009

Ref ID: Z/2010/0026/F

Proposal: Installation of 3no. DBDP antennae and 4no. 600mm microwave dishes with supporting apparatus and 6 equipment cabinets.

Address: 32-38 Linenhall Street, Belfast BT2 8BG

Decision:

Decision Date: 10.03.2010

Ref ID: Z/1986/1139  
Proposal: alterations to car showroom and garage  
Address: 32 Linenhall Street  
Decision:  
Decision Date:

Ref ID: Z/2009/0514/F  
Proposal: Six storey extension to office building above yard with glazed atrium. (Renewal of planning permission Z/2004/0205/F.)  
Address: Rear of 40 Linenhall Street, Belfast, BT02 8BA.  
Decision:  
Decision Date: 11.02.2011

Ref ID: Z/2003/0410/F  
Proposal: Proposed change of use from disused warehouse to licensed restaurant.  
Address: 28 Linenhall Street and adjacent to 25 Clarence Street, Belfast.  
Decision:  
Decision Date: 06.05.2003

Ref ID: Z/2008/0425/F  
Proposal: Demolition of existing office building and construction of 12 storey office building.  
Address: 13-23 Clarence Street, Clarence Gallery, Linenhall Street, 26 Linenhall Street, 28 Linenhall Street, Belfast, BT2  
Decision:  
Decision Date: 16.04.2008

Ref ID: Z/2008/0482/DCA  
Proposal: Demolition of 13-23 Clarence Street, demolition of restaurant at 26 Linenhall Street and demolition of vacant unit at 28 Linenhall Street  
Address: 13-23 Clarence Street, Clarence Gallery, Linenhall Street, 26 Linenhall Street, 28 Linenhall Street, Belfast  
Decision:  
Decision Date: 16.04.2008

**Drawing Numbers and Title**

01, 02A, 03A

**Notification to Department (if relevant)**

Date of Notification to Department:  
Response of Department: