

Development Management Officer Report Committee Application

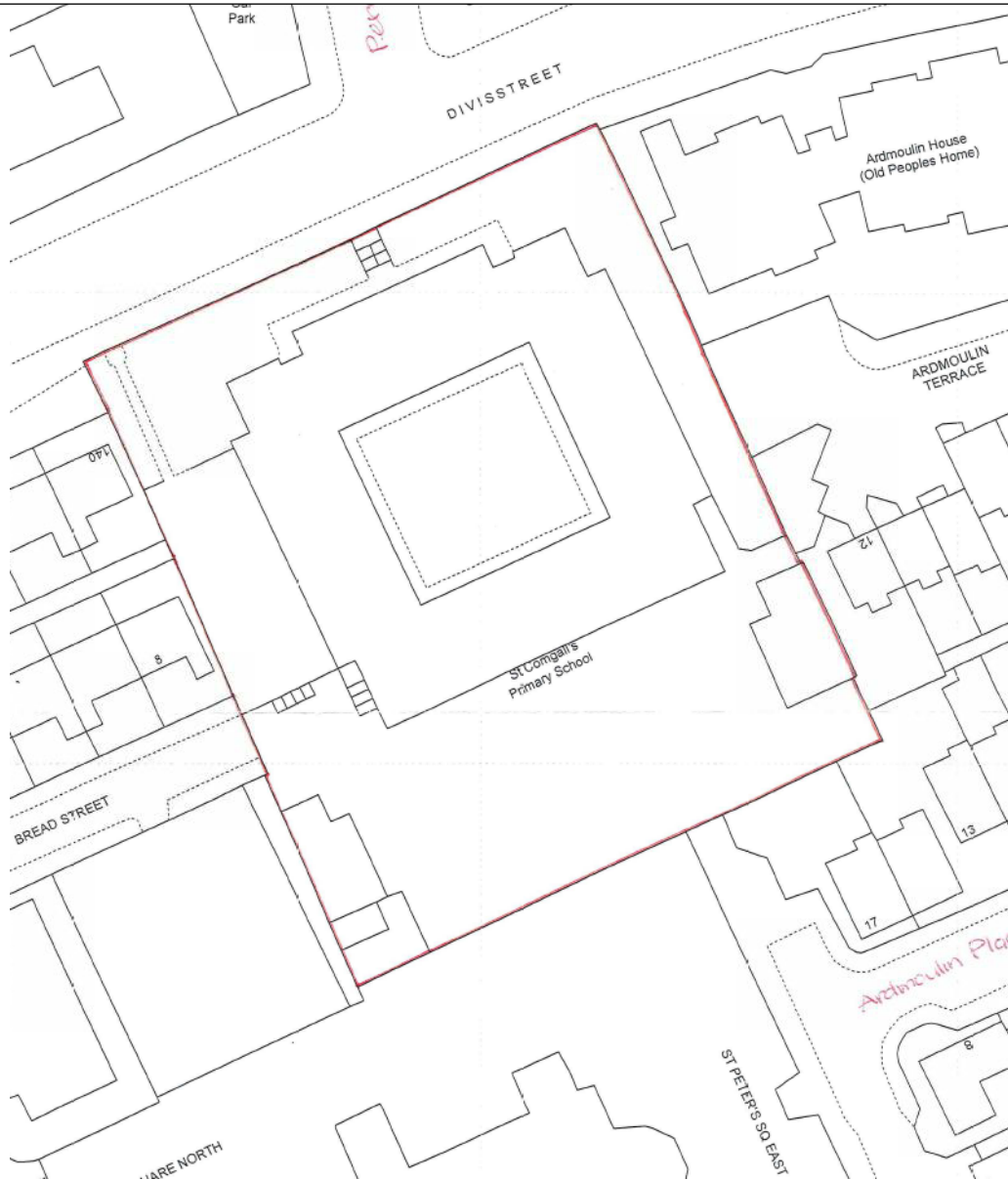
Summary	
Committee Meeting Date: 11 June 2019	
Application ID: LA04/2018/1773/LBC	
Proposal: Refurbishment and improvements to existing Grade B1 Listed (ref. HB/26/33/004) former school comprising main school building, two free standing pavilions and site works. Works to include restoration, reconstruction, minor demolitions and extension to support community based uses.	Location: St Comgall's Primary School Divis Street Belfast BT12 4AQ.
Referral Route: The applicant is in receipt of £3.5 million Belfast Investment Fund (BIF) funding from Belfast City Council and Belfast City Council is delivering the project.	
Recommendation:	Approval
Applicant Name and Address: Falls Community Council 277 Falls Road Belfast BT12 6FD	Agent Name and Address: Hall Black Douglas Architects 152 Albertbridge Road Belfast BT5 4GS
Executive Summary: The proposal is for listed building consent for the refurbishment and improvements to existing Grade B1 Listed (ref. HB/26/33/004) former school comprising main school building, two free standing pavilions and site works. Works to include restoration, reconstruction, minor demolitions and extension to support community based uses including culture, education, leisure, seminar and exhibition uses (as well as office, café, toilet accommodation). The site is identified on the Built Heritage at Risk Northern Ireland Register The applicant is in receipt of £3.5 million Belfast Investment Fund (BIF) funding from Belfast City Council and a further £3.5million from the Northern Ireland Office Social Investment Fund. Belfast City Council is delivering the project. The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of development and use; • Proposed design, layout, scale and massing; • Impact on the listed building. The principle of the proposed refurbishment is considered to be acceptable. Historic Environments Division, following the submission of amendments and subject to conditions have no objection to the proposal.	

Recommendation

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and listed building consent is recommended and delegated authority is sought for the final wording of conditions from the Director of Planning and Building Control.

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	Historic Environment Division (HED)	No objection subject to conditions

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

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	The proposal is for listed building consent for the refurbishment and improvements to existing main school building, two adjacent pavilions and site to support a range of community-based heritage, culture, education, leisure, seminar and exhibition uses (as well as office, café, toilet accommodation).
2.0	Description of Site
2.1	The site is located at St Comgall's Primary School, Divis Street, Belfast. The site is vacant and in a state of disrepair and includes the main school building and two pavilions dating from 1922. The school building is grade B1 listed (HB26/33/004) and is identified on the Built Heritage at Risk Northern Ireland Register. The pavilions themselves are not listed, however they are located within the listed building curtilage. The buildings are characterised by Neo-Georgian facades in rustic Belfast clay brickwork and grey cast stone with large multi-paned windows and pitched slate roofs.
2.2	The main school building consists of four 2 storey height wings located around a central square courtyard. At ground floor level the corridor is an open arcade which provides access directly in to the courtyard with first floor level corridors being enclosed. The main entrance to the school building is located on the north western elevation of the northern wing. A double height assembly hall is located in the northern wing. The southern wing includes a lower ground level. To the south west is a playground with pavilions located in the south western and south eastern corner of the site. The site is accessed via the principal vehicular access and pedestrian access located on the Divis Street side and secondary access at Bread Street and Ardmoulin Place.
2.3	To the north opposite the site is an existing crèche/nursery. To the east and west of the site the area is characterised by existing residential dwelling in the form of two storey terrace dwellings and apartments. To the south of the site is St Peter's cathedral.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2018/1886/F - Refurbishment and improvements to existing main school building, two adjacent pavilions and site to support a range of community-based heritage, culture, education, leisure, seminar and exhibition uses (as well as office, café, toilet accommodation) - Pending
3.2	LA04/2015/0390/F - Installation of new pedestrian gate (retrospective) – Granted
3.3	LA04/2015/0462/LBC - Installation of pedestrian gate (retrospective) - Granted
3.4	Z/2013/1030/F - Boundary wall and railings/gates to be relocated approximately 1m into the site to facilitate widening of the adjacent footway/carriageway as part of the Belfast Rapid Transit scheme - Granted
3.5	Z/2013/0970/LBC- Relocation of boundary wall to facilitate widening of footway / carriageway - Granted
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015

4.3	Draft Belfast Metropolitan Area Plan 2004
4.4	4.4.1 Strategic Planning Policy Statement for Northern Ireland (SPPS) 4.4.2 Planning Policy Statement 6: Planning, Archaeology and the built heritage
5.0	Statutory Consultees Responses
5.1	Historic Environments Division - No objection subject to conditions
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	The application has been advertised in the local press. No representations from have been received.
8.0	Other Material Considerations
8.1	The adopted Belfast Urban Area Plan 2001 designates the site as white land.
8.2	Draft Belfast Metropolitan Area Plan (BMAP) 2015 plan the site is designated as white land.
8.3	Draft Belfast Metropolitan Area Plan (BMAP) 2004 plan the site is designated as white land.
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include; <ul style="list-style-type: none"> • Principle of development and use; • Proposed design, layout, scale and massing; • Impact on the Listed Building.
9.2	The adopted Belfast Metropolitan Area Plan 2015 (BMAP) has been quashed as a result of a judgement in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the Belfast Urban Area Plan 2001 (BUAP) is now the statutory development plan for the area.
9.3	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
9.4	As the decision to adopt BMAP has been quashed in its entirety, it is as though the draft BMAP has never been adopted, however, the version of draft BMAP which was purported to be adopted remains a material consideration.
9.5	The site is located within the settlement development limit for Belfast. However given that the Belfast Metropolitan Area Plan 2015 version was adopted and subsequently quashed weight is afforded to it as it had reached the most advanced stage a draft plan could having been through public inquiry. The site was designated as white un-zoned land on an arterial route AR 01/06 Divis Street, Falls Road and Glen Road.
9.6	Draft BMAP 2004 version also designated the site as white land on an arterial route AR

9.7	The adopted Belfast Urban Area Plan 2001 designates the site as white land.
9.8	Under the SPPS, 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. It is deemed that this proposal will not result in demonstrable harm to the existing listed building.
9.9	<p><u>Principle of development and use</u></p> <p>The principle of the proposal is considered acceptable. The proposal will ensure the listed school building and the two pavilions are brought back into use, safeguarding their retention and maintenance in the future. The building is located on a prominent site on Divis Street and is currently in a state of disrepair. The proposal will ensure the restoration of the listed building and is considered to be a planning gain.</p>
9.10	<p><u>Proposed design, layout, scale and massing</u></p> <p>The main school building consists of four 2 storey height wings located around a central square courtyard. At ground floor level the corridor is an open arcade which provides access directly in to the courtyard with first floor level corridors being enclosed. The main entrance to the school building is located on the north western elevation of the northern wing. A double height assembly hall is located in the northern wing. The southern wing includes a lower ground level. To the south west is a playground with pavilions located in the south western and south eastern corner of the site. The proposed layout is considered to be acceptable and will not detract from the setting of the listed building.</p>
9.11	<p><u>Main school building</u></p> <p>The proposal includes the addition of a glazed pyramid roof to the central courtyard. The glazing of the courtyard will facilitate additional floor space whilst retaining the character of the courtyard. The proposed scale and massing of the glazed pyramid roof to the central courtyard and the addition of the lift is considered to be acceptable and subordinate to the existing building. Historic Environments Division have considered the proposal and considered it to be acceptable and in compliance with paragraph 6.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policy BH8 – Extension of Alteration of a Listed Building of Planning Policy Statement 6 – Planning Archaeology and the Built Heritage subject to the attachment of conditions.</p>
9.12	The proposal includes the retention and conservation of many architectural details throughout the building. This also includes elements which reflect the buildings history and will form part of the show casing of the building including events resulting in shrapnel damage to the building as one example.
9.13	<p><u>Pavilion A</u></p> <p>The original fabric of pavilion A is be retained and restored, the additional later extensions to the pavilion are to be removed and a set of additional external doors are located on the southern elevation. Whilst the pavilion is not listed it is within the listed building curtilage of the main school building. Historic Environments Division raised no concern in respect of the pavilions and it is considered that the proposal is acceptable and will not detrimentally impact on the setting of the adjacent listed building.</p>
9.14	<p><u>Pavilion B</u></p> <p>The original fabric of pavilion B is be retained and restored with the addition of external doors on the southern elevation. Whilst the pavilion is not listed it is within the listed</p>

<p>9.15</p>	<p>building curtilage of the main school building. Historic Environments Division raised no concern in respect of the pavilions and it is considered that the proposal is acceptable and will not detrimentally impact on the setting of the adjacent listed building.</p> <p><u>Impact on the Listed Building</u> Historic Environments Division has considered the proposal and following the submission of amendments and additional information in relation to material finishes the proposal is considered to be acceptable, in that the essential character of the building and its setting is retained and various special features of interest remain intact. The applicant proposes to use sympathetic building materials and architectural details which will not detract from the character of the building whilst delivering to the applicants requirements. Therefore it is considered that the proposal satisfies paragraph 6.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and policy BH8 – Extension of Alteration of a Listed Building of Planning Policy Statement 6 – Planning Archaeology and the Built Heritage subject to the attachment of conditions.</p>
<p>9.16</p>	<p><u>Recommendation</u> The proposal is considered to be acceptable and listed building consent is recommended subject to conditions.</p>
<p>9.17</p>	<p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and listed building consent is recommended and delegated authority is sought for the final wording of conditions from the Director of Planning and Building Control.</p>
<p>10.0</p>	<p>Summary of Recommendation: Approval</p>
<p>11.0</p>	<p>Conditions</p> <ol style="list-style-type: none"> 1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted. Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011 2. An indicative ironmongery schedule shall be submitted and agreed in writing by Belfast City Council Planning in consultation with Historic Environment Division. The works shall thereafter be carried out solely in accordance with the approved details. Reason: To ensure that the development is not detrimental to the character, appearance or interest of the listed building. 3. The glass blocks which make up the Pavement Lights in the courtyard shall be set into the refurbished existing cast iron frame before being set back into the new Courtyard floor. Reason: In line with BH8 in order that the essential character of the building is retained, its features of special interest remain intact and unimpaired and that the works proposed make use of traditional and/or sympathetic building materials and techniques which match and are in keeping with those found on the building. 4. All new suspended ceilings/acoustic ceiling tiles shall be ‘Troldekt’ cement-bonded wood wool panels.

	<p>Reason: To ensure that the development is not detrimental to the character, appearance or interest of the listed building.</p> <p>5. Prior to the commencement of any works details of the proposed external feature lighting, external signage, retaining wall, cycle store and street furniture shall be submitted and agreed in writing by Belfast City Council Planning in consultation with Historic Environment Division. The works shall thereafter be carried out solely in accordance with the approved details.</p> <p>Reason: In line with BH8 in order that the essential character of the building is retained, its features of special interest remain intact and unimpaired and that the works proposed make use of traditional and/or sympathetic building materials and techniques which match and are in keeping with those found on the building.</p> <p>Informatives</p> <ol style="list-style-type: none"> 1. The developer should consider all consultees comments prior to commencing this proposal. All comments can be viewed on the planning portal quoting the application reference number. 2. This listed building consent is linked to planning permission LA04/2018/1886/F.
<p>Notification to Department (if relevant) N/A</p>	
<p>Representations from Elected members: None</p>	

ANNEX	
Date Valid	10th August 2018
Date First Advertised	24th August 2018
Date Last Advertised	24th August 2018
Details of Neighbour Notification (all addresses)	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
Drawing No. 01-66 Type: Site location plan, existing and proposed block plan, existing and proposed elevations and floor plans, materials schedules.	