

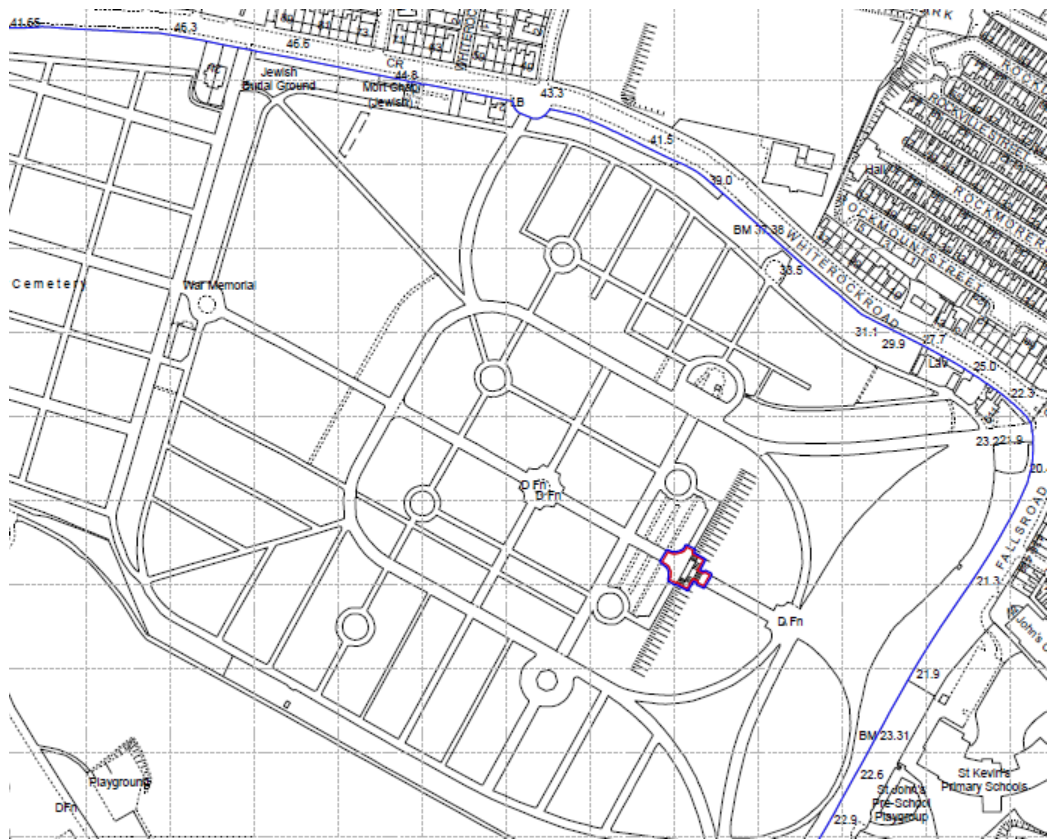
Committee Report

Development Management Report

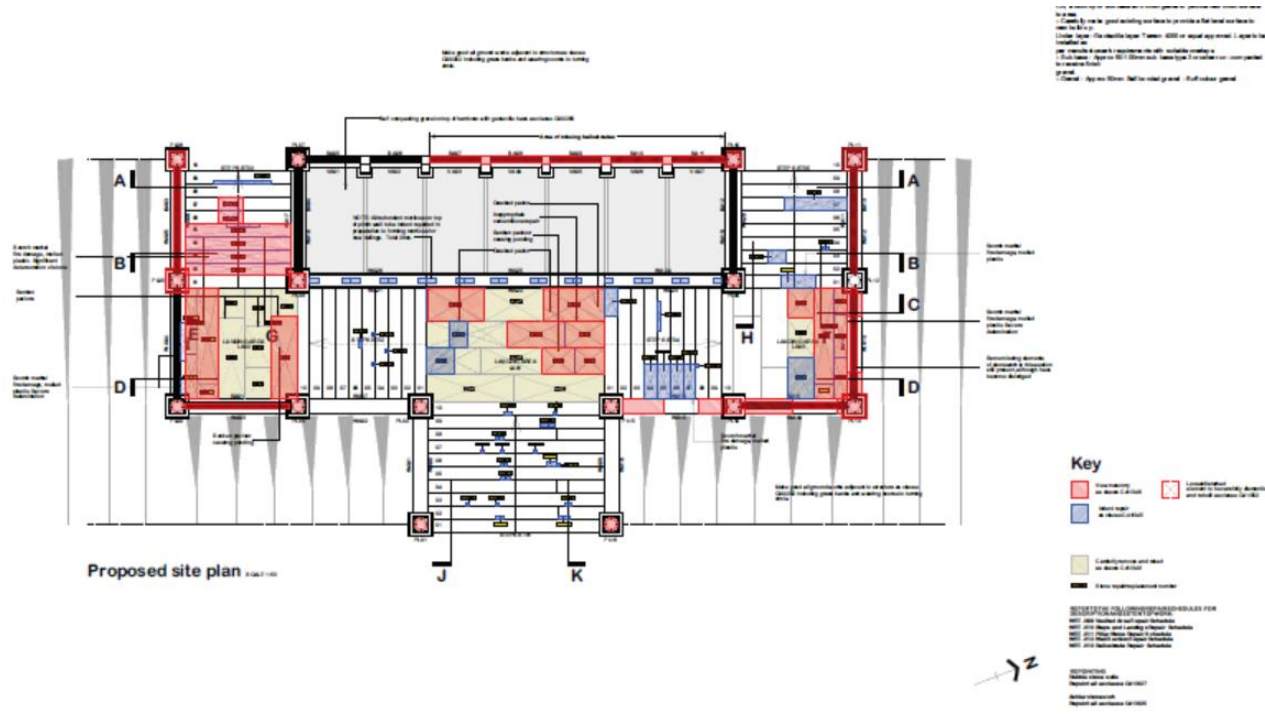
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| Application ID: LA04/2020/1180/LBC | Date of Committee: Tuesday 15 th December 2020 |
| Proposal: Repair, restoration and cleaning of central steps. | Location: Central Steps Belfast City Cemetery Falls Road Belfast |
| Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation | |
| Recommendation: Approval | |
| Applicant Name and Address: Belfast City Council | Agent Name and Address: Alastair Coey Architects 96 Sydenham Avenue Belfast BT4 2DT |
| <p>Executive Summary: This application seeks Listed Building Consent to repair, restore and clean the central steps within Belfast City Cemetery.</p> <p>The works involve the repairing and restoring of the existing masonry and to reinstate missing masonry.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none">• Impact on the listed steps <p>The proposal is deemed to comply with the SPPS and PPS 6. The proposed development is considered acceptable with no adverse impacts on the listed building. HED were consulted and had no objections.</p> <p>The application is brought before committee under section 3.8.5 (c) of the scheme of delegation as the application is made by the Council.</p> <p>Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved.</p> <p>Recommendation</p> <p>The application is recommended for approval.</p> | |

Case Officer Report

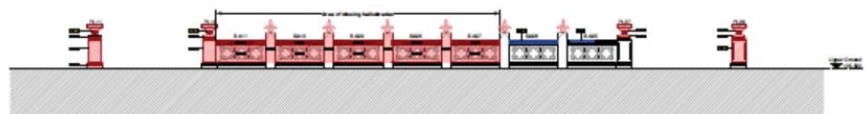
Site Location Plan



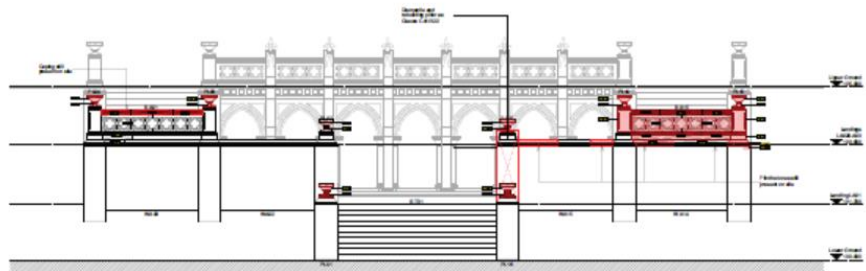
Block Plan



Elevations



West Elevation 0.000-1.000

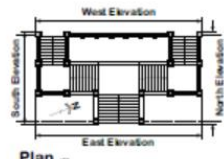


East Elevation 0.000-1.000



North Elevation 0.000-1.000

South Elevation 0.000-1.000



Plan 0.000

Key

- Existing structure in Area 12.000
- Proposed structure in Area 12.000
- Landscaping and wall in Area 12.000
- Area 12.000 boundary

NOTES TO THE FOLLOWING PARAGRAPHS FOR BELFAST CITY COUNCIL: 1. All work shall be in accordance with the Belfast City Council Planning Department's Planning Policy Framework (PPF) and the Planning (Listed Buildings and Conservation Areas) Regulations 1989. 2. All work shall be in accordance with the Belfast City Council Planning Department's Planning Policy Framework (PPF) and the Planning (Listed Buildings and Conservation Areas) Regulations 1989. 3. All work shall be in accordance with the Belfast City Council Planning Department's Planning Policy Framework (PPF) and the Planning (Listed Buildings and Conservation Areas) Regulations 1989.

APPROVED BY: [Signature] BELFAST CITY COUNCIL PLANNING DEPARTMENT

PLANNING ISSUE Alastair Cooy Architect
 BELFAST CITY COUNCIL
 CONSERVATION WORKS at BELFAST CITY CEMETERY for BELFAST CITY COUNCIL
 Central Steps
 Proposed Elevations
 WRT010
 PD51
 10/10/2014

| Characteristics of the Site and Area | |
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| 1.0 | Description of Proposed Development Repair, restoration and cleaning of central steps. |
| 2.0 | Description of Site The site is located within the grounds of the city cemetery. The city cemetery has a number of access points along the Falls Road and Whiterock Road. The central steps are situated close to the centre of the site. The central steps and vaults are Grade B1 listed and designated as a Mausoleum under the reference HB26/25/001D |
| Planning Assessment of Policy and other Material Considerations | |
| 3.0 | Site History LA04/2020/0170/LBC, Belfast City Cemetery, Reinstatement of historic railing, PERMISSION GRANTED, 20.05.2020 |
| 4.0 | Policy Framework |
| 4.1 | Belfast Urban Area Plan |
| 4.2 | Draft Belfast Metropolitan Area Plan 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. |
| 4.3 | Strategic Planning Policy Statement for Northern Ireland (SPPS) |
| 4.4 | Planning Policy Statement 6: Planning, Archaeology and The Built Heritage |
| 4.4.1 | Policy BH 8: Extension or alteration of a Listed Building |
| 5.0 | Statutory Consultees Responses HED |
| 6.0 | Non Statutory Consultees Responses None |
| 7.0 | Representations The application has been advertised in the local press on the 9 th July 2020. No representations have been received. |
| 8.0 | Other Material Considerations None |
| 8.1 | Any other supplementary guidance None |
| 9.0 | Assessment |
| 9.1 | The proposal is considered to be in compliance with the development plan. |
| 9.2 | Assessment The key issues to be considered are: <ul style="list-style-type: none"> • Impact on listed steps |

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|-------------|---|
| | <p>It is considered that the proposal is in compliance with SPPS in that the proposed development will not cause demonstrable harm to interests of acknowledged importance which are considered below.</p> <p>Impact on listed building</p> <p>This application seeks Listed Building Consent to repair, restore and clean the central steps. The works involve the repairing and restoring of the existing masonry and to reinstate missing masonry. The proposal is deemed to comply with policy BH 8 of PPS 6. The proposed works are sympathetic to the existing structure and use traditional materials to match the existing masonry. HED were consulted and welcomed the works with conditions.</p> |
| 9.3 | <p>Having regard for the policy context and the considerations above, the proposal is deemed acceptable.</p> |
| 10.0 | <p>Summary of Recommendation: Approval</p> |
| 11.0 | <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. <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <ol style="list-style-type: none"> 2. Prior to commencement of works details shall be submitted and approved in writing by the Council in conjunction with HED of the accredited conservation professional who will oversee the hereby approved works. 3. The materials of the works hereby permitted shall be constructed in accordance with the approved plans and elevations. 4. No new fencing, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external or internal faces of the building other than those shown on the drawings hereby approved. 5. All works of making good to the existing stone, shall match the adjacent existing work with regard to the methods used, mortar mix, profile and finish. No cementitious mortars shall be used within proposed works. 6. Cleaning of masonry shall conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). <p>Reason for conditions 2 to 6: To respect the character and setting of the listed building and comply with the policy requirements of SPPS 6.13 and Policy BH8 of PPS6.</p> <p>Informatives</p> <ol style="list-style-type: none"> 1. The drawing refs referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI on: 06/07/2020, drawing nos. 01, 06, 07, 08, 09 |
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Notification to Department (if relevant)

Representations from Elected members: