

## Development Management Report

<b>Application ID:</b> LA04/2019/1795/LBC	<b>Date of Committee:</b> Tuesday 16 February 2021
<b>Proposal:</b> Restoration of original external features with a new rear projection to No.34 The Mount and internal partitioning walls within both buildings to facilitate use for 12no. apartments.	<b>Location:</b> Derelict lands at and to the rear of No's 34-36 The Mount, Belfast
<b>Referral Route: LBC associated with Committee application</b>	
<b>Recommendation:</b>	Consent Subject to Conditions and S76 Agreement
<b>Applicant Name and Address:</b> The Mount, 1 Castlereagh Street, Belfast Ltd Pearl Assurance House Belfast BT1 5HB	<b>Agent Name and Address:</b> MBA Planning Ltd 4 College House Belfast BT12 4HQ
<b>Executive Summary:</b>  This application seeks listed building consent for renovation and change of use of listed buildings and lands to the rear for a residential development comprising of 7no. Georgian terrace as part of a wider redevelopment for residential dwellings  The main issue to be considered in this case:  <u>Impact on listed buildings</u>  The application site within the settlement limits of the city it is designated within Belfast Urban Area Plan 2001 as zoned within a Housing Action Area. Within the Draft BMAP (2004), the site is designated Land Zoned for Housing. At examination of Draft BMAP (2004). The Planning Appeals Commission (PAC) make no reference to proposed land use designation within BMAP enquiry report indicating no objections were received regarding Land zoning. Subsequently the land is zoned for housing in dBMAP 2015  The proposal is not considered to adversely impact the character and appearance of the listed terrace. The proposal will contribute to the restoration of a Georgian terrace preserving it for future generations.  The restoration works to the listed building and conversion will be secured by a Section 76 legal agreement which will set out a phased approach to the overall development. This will ensure that the other dwellings do not come forward in advance of the restoration of the Listed building securing its long term future.  <hr/> Historic Environment Division has offered no objection to the proposal.	

A total of 11 objection letters were received, none of which referred to the renovations and redevelopment of the terrace; all issues in respect of the overall scheme are considered within the associated full application. It is noted that following amendments to the scheme only one repeat objection was received regarding loss of greenspace, one phone call of support for the scheme was also received.

The proposal has been assessed against and is considered to comply with PPS6, the SPPS, BAUP 2001 and Draft BMAP 2004. Having regard to the development plan, relevant planning policies, and other material considerations including third party representations, on balance, it is recommended that consent is granted.

Recommendation - Consent, subject to a Section 76 Agreement and Conditions

Delegated authority is sought for the Director of Planning and Building Control to finalise the Section 76 Agreement and the wording of conditions subject to no new substantive planning issues being raised by third parties.

## Site Location



### Characteristics of the Site and Area

1.0	<p><b>Description of Proposed Development</b> Listed Building Consent is sought for the restoration of original external features with a new rear projection to No.34 The Mount and internal partitioning walls within both buildings to facilitate use for 12no. apartments.</p>
2.0	<p><b>Description of Site</b> The site is a vacant listed terrace which is currently in a state of disrepair with steel cladding acting as a roof covering. The street layout around the site resembles a quadrangle with the site as the central element. The topography of the site is relatively</p>

	flat from the north boundary to the midpoint of the site where it drops circa 1.5m. The surrounding area is mostly residential in nature with terrace housing and apartments forming the housing style; also in close proximity is a number of halls and church buildings.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b> Z/2006/0224/F - 75 Apartments in 3No. Blocks: Block A-48 Apartments, Block B-9 Apartments, Block C-18 Apartments permission granted 29/12/2008 LA04/2019/1797/F associated full planning application;
<b>4.0</b>	<b>Policy Framework</b>
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: Archaeology and the Built Heritage
<b>5.0</b>	<b>Statutory Consultees Responses</b> HED no objection
<b>6.0</b>	<b>Non Statutory Consultees Responses</b> None
<b>7.0</b>	<b>Representations</b>
7.1	The Council received eleven objections none related specifically to the LBC referring to elements of the associated Full application.
<b>8.0</b>	<b>Other Material Considerations</b> None
8.1	<b>Any other supplementary guidance</b>
<b>9.0</b>	<b>Assessment</b>
9.1	Impact on Listed Georgian Terrace
9.2	The listed building consent is required in association with Full planning application LA04/2019/1797/F for the redevelopment of vacant land and renovation of a listed terrace for the provision of residential dwellings. The existing Georgian terrace requires extensive renovations and extensions to accommodate twelve one bedroom apartment units. The design of the additions to the terrace is restricted to replicate the existing historic design. The outward appearance of the proposed extension will therefore copy the existing appearance of the terrace in terms of massing, solid to void ratio and materials. HED and the applicant have cooperated to reach an acceptable solution that protects the listed building and allows an appropriate designed extension. HED is content that the proposed works to the terrace will maintain the integrity of the listed status and will employ materials and construction methods that will ensure the survival of the terrace.
9.3	

	<p>The restoration works to the listed building and conversion will be secured by a Section 76 legal agreement which will set out a phased approach to the overall development. This will ensure that the other dwellings do not come forward in advance of the restoration of the Listed building securing its long term future. This approach has been employed with numerous listed buildings in the city which form part of a wider scheme.</p>
10.0	<p><b>Conclusion:</b> The proposal for listed building consent is considered, on balance, to be acceptable. The statutory body charged with the protection of listed buildings Historic Environment Division (HED) having assessed the proposal and is content that the integrity of the listed building is protected.</p>
10.1	<p><b>Summary of Recommendation:</b> Consent, subject to a Section 76 Agreement and Conditions</p>
11.0	<p><b>Condition</b></p>
11.1	<p>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> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011</p>
11.2	<p>Appropriate historic interior cornice detail, as per the Condition Survey and Detail Report, are to be provided to the main circulation spaces of the original Nos 34 and 36 The Mount.</p> <p>Reason: To ensure that the detailing used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed buildings.</p>
11.3	<p>Appropriate historic interior joinery detailing for the staircase (handrail and spindle), skirting, architraves, including typical shutter box and sliding sash windows and doors as per the Condition Survey and Detail Report, are to be provided to Nos 32, 34 and 36 The Mount.</p> <p>Reason: To ensure that the detailing used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed buildings.</p>
11.4	<p>Appropriate historic external detailing for the window and door surrounds and railings, as per the Condition Survey and Detail Report, are to be provided to Nos 32, 34 and 36 The Mount.</p> <p>Reason: To ensure that the detailing used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed buildings.</p>

**Notification to Department (if relevant)**

**Representations from Elected members:**  
None