

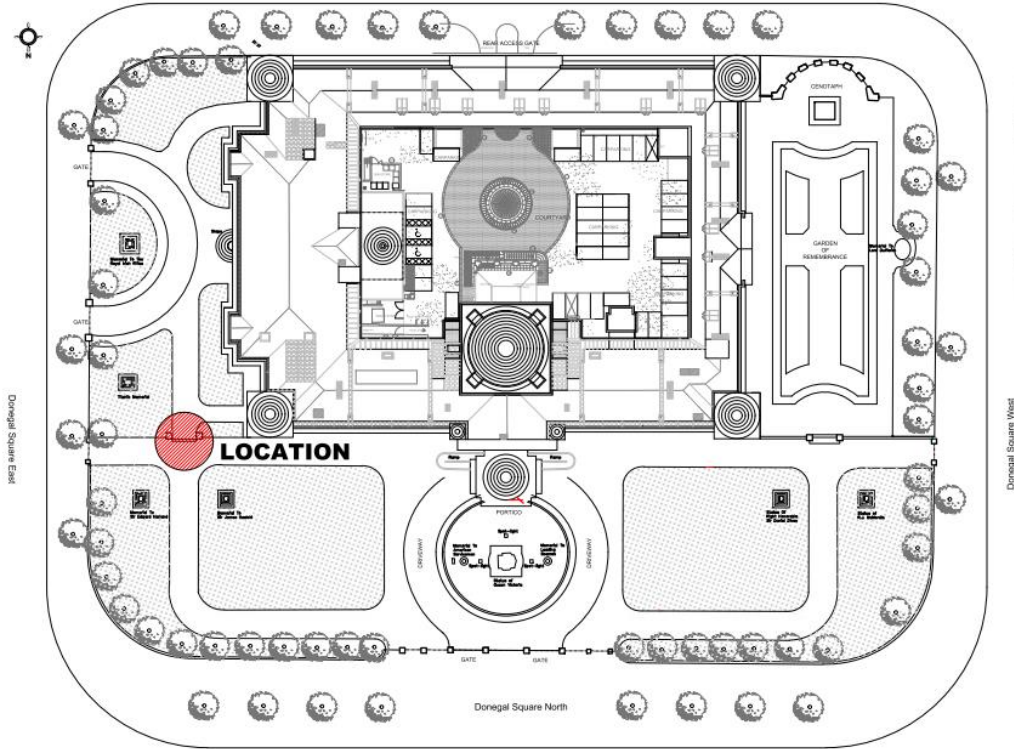
## Committee Report

Development Management Report	
<b>Application ID:</b> LA04/2024/1744/LBC	<b>Date of Committee:</b>
<b>Proposal:</b> Installation of metal gates to the Titanic Memorial Garden at the ground of Belfast City Hall	<b>Location:</b> Belfast City Hall, 2 Donegall Square North, Belfast, BT1 5GS
<b>Referral Route:</b> Referral to the Planning Committee under Section 3.8.5 (C) Those made by the Council	
<b>Recommendation:</b> Approval	
<b>Applicant Name and Address:</b> Sharon Leeanne Wilson Belfast City Council Duncrue Complex Belfast BT3 9BP	<b>Agent Name and Address:</b> Sharon Leeanne Wilson Belfast City Council Duncrue Complex Belfast BT3 9BP
<b>Date Valid:</b> 16 <sup>th</sup> October 2024	
<b>Target Date:</b> 29 <sup>th</sup> January 2025	
<b>Contact Officer:</b> Ciara Reville, Principal Planning Officer	
<b>Executive Summary:</b> <p>The application seeks Listed Building Consent to install metal gates at the Titanic Memorial Garden within the grounds of City Hall (Grade A listed).</p> <p>The proposed metal gates will be workshop fabricated to complete the symmetry with those already installed to the remembrance Gardens located to the east side of City Hall</p> <p>Belfast City Hall is a Grade A listed building of special architectural or historic interest.</p> <p>The key issues are:</p> <ul style="list-style-type: none"><li>• The principle of the development at this location</li><li>• Impact on the curtilage of a listed building</li></ul> <p>The proposed development is sympathetic to the essential characteristic, scale, height, massing and alignment of nearby listed building/s by way of its scale, form, materials and detailing.</p> <p>Historic Environment Division were consulted in relation to the proposal and are content. The advertised in the local press and no representations have been received.</p> <p><b>Recommendation</b> Having had regard to the development plan, relevant planning policies, and consultation responses it is considered that the variation of condition should be approved.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise so long as they are not substantive.</p>	

# Case Officer Report

## Site Location Plan and Site Layout

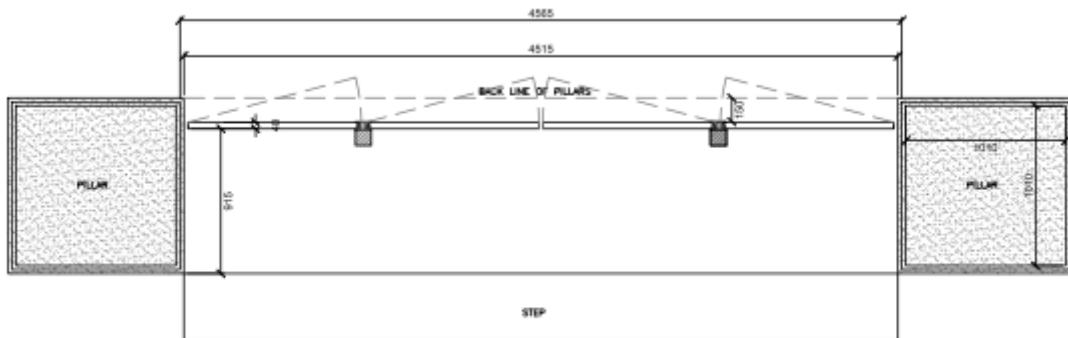
### Site Location Map



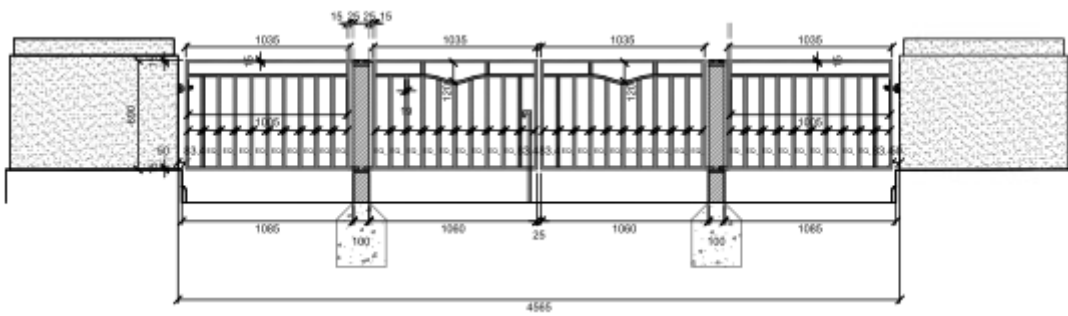
### Aerial View



## Existing Entrance



## Proposed gates



Gates in situ at Remembrance Garden



<b>Characteristics of the Site and Area</b>	
<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	The application seeks Listed Building Consent to install metal gates at the Titanic Memorial Garden within the grounds of City Hall (Grade A listed).
<b>2.0</b>	<b>Description of Site</b>
	The site is located within the grounds of City Hall, a Grade A listed building which is of special architectural or historic interest located in Donegall Square. The lawns surrounding City Hall host a number of memorials to the history, people and events associated with the city.
	The surrounding area is predominantly commercial to the north of the site and business use to the south of City Hall.
	The site is located within the City Centre in BUAP and within the City Centre Conservation Area in both versions of dBMAP.
<b>Planning Assessment of Policy and other Material Considerations</b>	
<b>3.0</b>	<b>Site History</b>
3.1	None relevant to proposal
<b>4.0</b>	<b>Policy Framework</b>
4.1	<b>Development Plan – operational policies</b> Belfast Local Development Plan, Plan Strategy 2035. Policies BH1 and BH2
4.2	<b>Development Plan – zoning, designations and proposals maps</b> Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014) Belfast Local Development Plan, Plan Strategy 2035
4.3	<b>Regional Planning Policy</b> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS).
4.4	<b>Other Relevant Policies</b> Belfast Agenda
<b>5.0</b>	<b>Statutory Consultees Responses</b> DfC HED were consulted and had no objection.
<b>7.0</b>	<b>Publicity and Representations</b>
7.1	The application was advertised on the 11 <sup>th</sup> of October 2024. No representations have been received in relation to this proposal.
<b>8.0</b>	<b>Development Plan Context</b>
8.1	Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.

8.2	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
8.3	<p>The local development plan is now the Belfast Local Development Plan, which replaces the Belfast Urban Area Plan 2001 as the statutory plan for the city. The Belfast LDP comprises two parts: Part 1 is the Plan Strategy, which was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals map for Belfast, is not yet published. Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
8.4	<p><b>Operational policies</b> – the Plan Strategy contains a range of operational policies relevant to consideration of the application, which are set out in the following section of this report. The Plan Strategy replaces the operational policies currently provided by the Departmental Planning Policy Statements (PPSs). Those policies will no longer have effect, irrespective of whether planning applications have been received before or after the adoption date (par. 1.11 of the Strategic Planning Policy Statement).</p>
8.5	<p><b>Proposals Maps</b> – until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations, and proposals maps in the Belfast Urban Area Plan 2001, both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (draft BMAP 2015) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in draft BMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
8.6	<p><b>Relevant Planning Policies</b></p> <p>Policies in the Plan Strategy relevant to the application include the following:</p> <p>Policy BH1 – Listed Buildings</p> <p><b>Key Issues</b></p> <p>The key issues are:</p> <ul style="list-style-type: none"> <li>• The principle of the development at this location</li> <li>• Visual Impact on the Setting of a Listed Building</li> </ul>
8.7	<p><b>The Principle of the Development at this Location</b></p> <p>The grounds of City Hall currently have a similar gate in situ at the entrance of the Remembrance Garden, therefore setting a precedent for similar.</p> <p>The proposed works will preserve and complement the Listed Building’s features of special architectural or historical importance to ensure the existing building remains intact and unimpaired. The design respects the essential character of the Listed Building and its setting. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building.</p>

	<p>In accordance with Section 91(2) of the Planning Act (Northern Ireland) 2011, the Council has had special regard to the desirability of preserving the Listed Building and its features of special architectural or historic interest.</p> <p>The proposal is acceptable having regard to Policies BH1 (Listed Buildings) and BH4 of the Belfast Local Development Plan: Plan Strategy 2035; paragraph 6.12 and 6.13 of the Strategic Planning Policy Statement for Northern Ireland 2015; and taking account of all relevant material considerations.</p> <p>Impact on the architectural and historic qualities of the Listed Building Section 91 (2) of the Planning Act (Northern Ireland) 2011 applies which states 'the Department must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'</p> <p>Policy BH1 of the Plan Strategy provides policy for the extension or alteration of a listed building and four criteria are to be met which are:</p> <p>f. The works preserve, restore and complement the building's features of special architectural or historical importance to ensure the existing building remains intact and unimpaired; g. The design respects the essential character of the existing building and/or setting; h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment.</p> <p>Policy BH1 goes onto state that there will be a presumption in favour of retaining listed buildings. Partial demolition of parts of listed buildings will be wholly exceptional and only acceptable where an alteration or extension proposal has been agreed and that demolition is required to facilitate it. The Strategic Planning Policy Statement essentially repeats this policy approach.</p> <p>The proposal is deemed to comply with the SPPS and Policy BH1 of the Plan Strategy. The proposed is metal workshop fabricated gates coated, black in colour, matching the design of the Remembrance Garden Gates to the East of City Hall. There will be minimal impact on the existing listed building and the grounds of City Hall. The essential character of the building will be retained. DfC HED were consulted and were content with the proposal.</p>
9.14	Having regard for the policy context and the considerations above, the proposal is deemed acceptable.
10.0	<p><b>Summary of Recommendation:</b></p> <p>10.1 Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Listed Building Consent is granted.</p> <p>10.2 Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions.</p>
11.0	<p><b>DRAFT Conditions:</b></p> <p>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> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p>

	<p>Informative</p> <p>1. This Decision relates to the following approved drawing numbers: 01 and 03</p>
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<b>ANNEX</b>	
<b>Date Valid</b>	16/10/2024
<b>Date First Advertised</b>	1/11/2024
<b>Date Last Advertised</b>	15/11/2024
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	N/A
<b>Drawing Numbers and Title</b> 01 – Site Location Plan 02 – Existing Gate 03 – Proposed Gate Plan	