

# Public Document Pack

**Democratic Services Section  
Legal and Civic Services Department  
Belfast City Council  
City Hall  
Belfast  
BT1 5GS**



**Belfast  
City Council**

8th May, 2025

## **PLANNING COMMITTEE**

Dear Alderman/Councillor,

The above-named Committee will meet in the Lavery Room, City Hall on Tuesday, 13th May, 2025 at 5.00 pm, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully,

John Walsh

Chief Executive

## **AGENDA:**

2. **Committee Site Visits** (Pages 1 - 2)

8. **Miscellaneous Items**

(a) Advance Notice of Listed Buildings: 19 Wellington Park (Pages 3 - 8)



## Planning Committee

### PLANNING COMMITTEE SITE VISITS – NOTE OF MEETING

Tuesday 29th April, 2025

**LA04/2024/1592/F** and **LA04/2024/1595/LBC** - Residential development comprising the demolition of no. 8 Marlborough Street, partial demolition of existing Marlborough House, and the refurbishment of existing Listed Building (Princes Court) (3 storeys), for the erection of 103 no. apartments (mix of 1-bed, 2-bed and 3 bed units) (7 storeys), with provision of private amenity, and internal and external communal amenity spaces; and associated site and infrastructure works. - Marlborough House, (no. 28-32 Victoria Street), and no. 8 Marlborough Street;

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin, Brooks, Groogan and Magee

**Officers in Attendance:** Mr. E. Baker, Planning Manager; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 8 Marlborough Street (12.10 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:15 p.m.

**LA04/2024/2044/F** - Erection of 895 room Purpose Built Managed Student Accommodation (PBMSA) across 9-20 storey building blocks with communal facilities, internal and external communal amenity space including landscaped courtyard and roof terraces and ancillary accommodation. With additional use outside term time (no more than 50% of the rooms) as short-term let accommodation and (no more than 50% of the rooms) accommodation for use by further or higher education institutions - Lands at 39 Corporation Street;

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin, Brooks, Groogan and Magee

**Officers in Attendance:** Mr. E. Baker, Planning Manager; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at 39 Corporation Street (12.20 p.m.) the for the purpose of undertaking the site visit in respect of the above application and to allow the Members to acquaint themselves with the location and the proposal at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 12:30 p.m.

**LA04/2024/1761/RM** - Application for approval of reserved matters application for a medical facility in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Land forming Plot 9 of the Kings Hall development as approved by LA04/2020/0845/O;

**LA04/2024/2020/F** - Extension to Kings Hall Plot 2 building to provide first floor link bridge between Plot 2 and Plot 9. - Land at Kings Hall and RUAS site, southeast of Dataworks building and east of Kings Hall;

**LA04/2024/2024/RM** - 41no. retirement living apartments at Plot 6, parking and landscaping in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Royal Ulster Agricultural Society, the Kings Hall, 488-516 Lisburn Road; and

**LA04/2024/2026/RM** - Multi Storey Car Park with ground floor units for local retail uses, restaurant and cafe uses leisure and gym facilities at Plot 8, new public realm and amenity open space including a central plaza in accordance with outline planning permission LA04/2020/0845/O, seeking approval of layout, scale, appearance and landscaping details. - Royal Ulster Agricultural Society the Kings Hall, 488-516 Lisburn Road

**Members Present:** Councillor Carson (Chairperson); and  
Councillors Anglin, Brooks, Groogan and Magee

**Officers in Attendance:** Mr. E. Baker, Planning Manager; and  
Ms. C. Donnelly, Committee Services Officer.

The Members and the officers convened at Kings Hall (12.45 p.m.) the for the purpose of undertaking the site visit in respect of the above four applications and to allow the Members to acquaint themselves with the location and the proposals at first hand.

The Members viewed the site with the proposed plans.

The visit concluded at 1 p.m.



<b>Subject:</b>	Listing of various structures
<b>Date:</b>	Tuesday, 13th May 2025
<b>Reporting Officer:</b>	Dermot O’Kane, Ext 2293
<b>Contact Officer:</b>	Mark Whittaker, Ext 2321

Is this report restricted?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is the decision eligible for Call-in?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

<b>1.0</b>	<b>Purpose of Report or Summary of main Issues</b>
1.1	Correspondence has been received from the Historic Environment Division (HED) regarding the proposed listing of <ul style="list-style-type: none"> <li>- 19 Wellington Park, Belfast, BT9 6DJ</li> </ul>
1.2	Article 80 (3) of the Planning Act (NI) 2011 requires the HED to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.
1.3	The structures being considered are considered by HED to fall within the definition of the word ‘building’; <p><i>“Listed building” is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: “(7) In this Act “listed building” means a building which is for the time being included in a list compiled under this section.</i></p> <p><i>“Building” is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term “building” <b>includes any structure or erection</b>, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;</i></p> <p><i>Under section 80 Lists of buildings of special architectural or historic interest</i></p> <p><i>80 — (1) The Department—</i></p> <p><i>(a) shall compile lists of <b>buildings (which means structure/erection)</b> of special architectural or historic interest; and</i></p> <p><i>(b) may amend any list so compiled.</i></p>

<b>2.0</b>	<b>Recommendations</b>
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2.1	<p>Committee is requested to:</p> <p>Note the contents of Appendix 1 and support the proposed listing of</p> <ul style="list-style-type: none"> <li>- 19 Wellington Park, Belfast, BT9 6DJ</li> </ul> <p>as detailed in paragraphs 3.5 of this report.</p>
<b>3.0</b>	<b>Main report</b>
3.1	The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974.
3.2	<p>In considering whether to include a building/structure as Listed, the Historic Environment Division (HED) takes into account the architectural and historic interest of a structure and is also given the power to consider:</p> <ul style="list-style-type: none"> <li>• any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and</li> <li>• the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.</li> </ul>
3.3	Should the Department for Communities decide to list a property/structure, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.
3.4	The summaries set out in Appendix 1 for the proposed listings are taken from the evaluation in the consultation report and details the main features alongside the recommended class of listing. The appendix also sets out the summary of the four categories (A to B2) for Listed Buildings in Northern Ireland under the ongoing work as part of the Second Survey.
3.5	<p>The Department based on the completion of detailed surveys, is currently considering the listing the following structures and has requested the Council's comments in relation to:</p> <ul style="list-style-type: none"> <li>- 19 Wellington Park, Belfast, BT9 6DJ</li> </ul>
3.6	<p><u>Financial &amp; Resource Implications</u></p> <p>None.</p>
3.7	<p><u>Equality or Good Relations Implications</u></p> <p>None</p>
<b>4.0</b>	<b>Appendices – Documents Attached</b>
	<b>APPENDIX 1: Structure Evaluations</b>

## APPENDIX 1: Structure Evaluations

### Background

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section.*

*"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest  
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

*(b) may amend any list so compiled.*

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

Should the Department for Communities decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

## **19 Wellington Park, Belfast, BT9 6DJ**

**HB26/28/129 A**

### **Evaluation**

19 Wellington Park is a two-storey, double-fronted Victorian villa in a domestic gothic revival style, constructed in 1889/90 as one of a pair (with number 21 – HB26/28/129 B) by the builder Andrew Dempster Gibson, architect unknown. It is located on the NE side of Wellington Park, a wide avenue that runs from the Lisburn Road on the NW side to the Malone Road on the SE. Externally it retains much of its original historic character such as the double-height canted bays, decorative brickwork and historic windows as well as internally in the elaborate plaster cornicing, plaster swags and tails, woodwork and stained glass. The plan form of the house is largely intact. In relation to local interest, Nos 19 and 21 Wellington were purchased from Gibson by Samuel Hogg, Shankill Road grocer, who was resident at number 19 from at least 1894. Samuel Hogg was a relative (most likely an uncle) of the photographer, Alexander Robert Hogg, a 'major figure in the history of photography in the north of Ireland', whose collection of 5,500 glass plate negatives and lantern slides dating from c1900 to c1930 are held by the Ulster Museum. These include an image of Samuel Hogg's premises in the Shankill Road, 'The People's Tea and Coffee Warehouse'. The building is enhanced by its setting on this tree-lined avenue where dwellings with a double frontage are particularly characteristic. Its level of authenticity and group value with No.21 add to its special interest.

Proposed NIEA listing – **B1**

Extent of proposed listing – House

**Image:**





**Note:**

Listed buildings in Northern Ireland are divided into four categories:

**Grade A**

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

**Grade B+**

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

**Grade B1 and B2**

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.

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