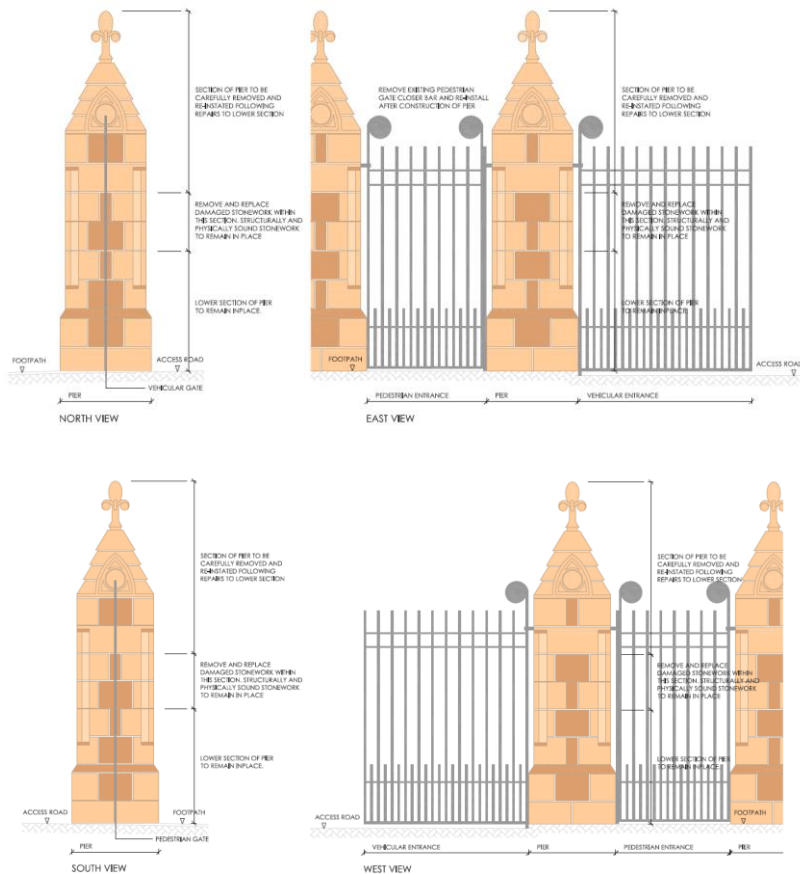
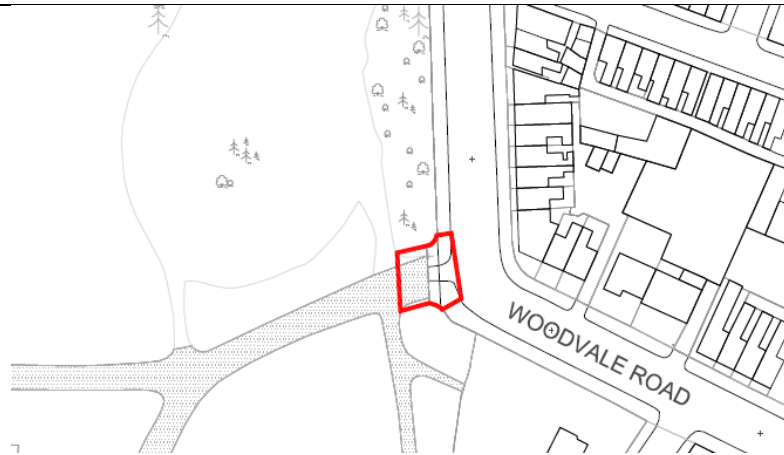


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 19 December 2022	Item Number:
Application ID: LA04/2022/1784/LBC	Target Date:
Proposal: Repair of existing stone entrance pier and gate to Woodvale Park.	Location: Entrance piers to Woodvale Park, 25m west of No. 41 Woodvale Road, Belfast.
Referral Route: Applicant is Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council Physical Programme Department Duncrue Complex Duncrue Road Belfast BT3 9BP	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks Listed Building Consent for the repair of the existing stone entrance pier and gate to Woodvale Park from Woodvale Road.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - Character and Appearance - Design - Materials/Finish <p>The site is located at Woodvale Park to the east and is accessed via Woodvale Road. The site provides one of four access points to Woodvale Park. The application will provide repair works to the existing entrance pier and gate.</p> <p>The proposal has been assessed against and is considered to comply with the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (both 2004 and 2015 versions) and Planning Policy Statement 6 (PPS 6).</p> <p>HED were consulted in relation to the proposal and have offered no objection subject to conditions.</p> <p>No third-party representations have been received.</p> <p>Recommendation: Approval subject to conditions</p> <p>It is recommended that the application is approved and it is requested that delegated authority be given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The application seeks listed building consent for 'Repair of the existing stone entrance pier and gate to Woodvale Park' from Woodvale Road.

1.2 The proposal will restore this access and secure pedestrian/user safety.

2.0 Description of Site

2.1	The site is located at Woodvale Park to the east and is accessed via Woodvale Road. The site provides one of four access points to Woodvale Park. The application will provide repair works to the existing entrance pier and gate. The site is located on a corner and faces onto a row of terrace dwellings. The gates/piers, gate screen and railings are B2 listed (HB26/38/002 A). The entrance piers are finished in stone with the gates and railings finished in iron. The piers, gates and railings are all comprehensively detailed, giving them a unique design and appearance.
2.2	The site is located on land zoned as existing recreation and open space. The site is also within the Woodvale Park, Historic Park Garden and Demesne of special historic interest and the Woodvale/Springvale Local Landscape Policy Area. Woodvale Park is also identified as an Ancient Woodland. The site is within the settlement limits of the Belfast Metropolitan Area.
Planning Assessment of Policy and Other Material Considerations	
3.0	Relevant Site History
3.1	There is no relevant planning history for the application site.
4.0	Policy Framework
4.1	Strategic Planning Policy Statement
4.2	Belfast Urban Area Plan 2001
4.3	Draft Belfast Metropolitan Area Plan 2015
4.3.1	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 (both 2004 and 2015 versions) 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.
4.4	Belfast Local Development Plan Draft Plan Strategy 2035
4.4.1	The Belfast Local Development Plan Draft Plan Strategy 2035 will guide future planning application decision making to support the sustainable spatial growth of the city up to 2035. The draft Plan Strategy has been subject to examination by the Planning Appeals Commission and the Council has been provided with a copy of their Report, together with a Direction from DfI in relation to additional required steps before it can be considered adopted. Paragraph 1.10 states that a transitional period will operate until such times as a Council's Plan Strategy has been adopted. Accordingly, whilst the Draft Plan Strategy is now a material consideration it has limited weight until it is adopted and during the transitional period planning authorities will apply existing policy together with the SPPS.
4.5	Planning Policy Statement 6 – Planning, Archaeology and The Built Heritage
5.0	Consultations
5.1	Statutory Consultee Responses
5.1.1	HED – No objection to the proposal, subject to conditions.
5.1.2	Non-Statutory Consultee Responses There were no non-statutory consultations for this application.

6.0	Representations
6.1	The application was advertised in the local press and no objections were received.
7.0	Assessment
7.1	The key issues in the assessment of the proposal are as follows: <ul style="list-style-type: none"> - Character and Appearance - Design - Materials/Finish
	<u>Listed Building Consent</u>
7.2	The gates/piers, gate screen and railings are B2 listed (HB26/38/002 A), thus any alterations or works will require a Listed Building Consent application.
7.3	The gate and one of the entrance piers were damaged earlier this year; following an inspection and consultation between the applicant (Belfast City Council) and HED, it was proposed to remove the unstable section of the pillar and gate to avoid further damage and prevent harm to pedestrians from potential falling objects. The section of pillar and gate was dismantled by stone restoration specialists and stored in a secure area.
7.4	It is proposed to restore the damaged stone pillar to its former state using traditional methods and materials. Where practicably possible, it is proposed to retain all existing stonework.
7.5	HED were consulted in relation to this application on 28/10/2022 and in their response dated 15/11/2022, stated that they have no objection to the proposal subject to conditions. HED stated that the proposal complies with SPPS (Paragraphs 6.12 and 6.13) and PPS 6 (Policies BH 8 and BH 11).
	<u>SPPS</u>
7.6	The proposed works comply with Paragraph 6.13 of the SPPS which states that development will be permitted, “particularly where this will secure the ongoing viability and upkeep of the building [Gates and pier]”. The proposal is also considered not to detrimentally impact upon the other listed features in the surrounding area, thus complying with Paragraph 6.12 of the SPPS.
	<u>PPS 6</u>
7.7	The proposal is considered to comply with Policy BH 8 of PPS 6 as the essential character of the structure will be retained and the features of special interest remain intact and unimpaired, the proposed works make use of traditional and sympathetic building materials and techniques and the proposed architectural details are in keeping with the host structure.
7.8	The proposal is also considered to comply with Policy BH 11 of PPS 6 as the works will respect surrounding listed buildings, use traditional and sympathetic building materials and techniques. The proposed use remains the same as the existing.
8.0	Conclusion
8.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and Listed Building Consent is recommended subject

	<p>to conditions. It is requested that delegated authority is given to the Director of Place and Economy to finalise the planning conditions.</p>
<p>9.0</p>	<p>Conditions</p>
<p>9.1</p>	<p>The works hereby granted must be begun within five years from the date of this consent.</p> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p>
<p>9.2</p>	<p>No powered tools (for example, air-driven tools, electric angle grinders and so forth) to be used to cut back masonry joints prior to repointing, however where use of such tools is considered unavoidable, methods must be agreed and approved in writing by the Council.</p> <p>Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the nearby listed bandstand.</p>
<p>9.3</p>	<p>Before work begins on masonry cleaning, a method statement showing how the cleaning will conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete) must be agreed and approved in writing by the Council.</p> <p>Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the nearby listed bandstand.</p>
<p>9.4</p>	<p>Prior to installing replacement stone, samples shall be submitted and approved in writing by the Council in respect of the material and finish proposed, to include size, colour, texture, face-bond, pointing mortar mix, joint thickness and finish profile.</p> <p>Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the nearby listed bandstand.</p>

ANNEX	
Date Valid	26th September 2022
Date First Advertised	7th October 2022
Date Last Advertised	7th October 2022
Details of Neighbour Notification (all addresses) Neighbour notification is not required for a Listed Building Consent application as per Regulation 7 of The Planning (Listed Building) Regulations (NI) 2015.	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title Drawing No.01A Type: Proposed Elevations Status: Submitted Drawing No.02 Type: Site Location Plan Status: Submitted Drawing No.03 Type: Site Plan Status: Submitted	
Notification to Department (if relevant) Date of Notification to Department: N/A Response of Department: N/A	