

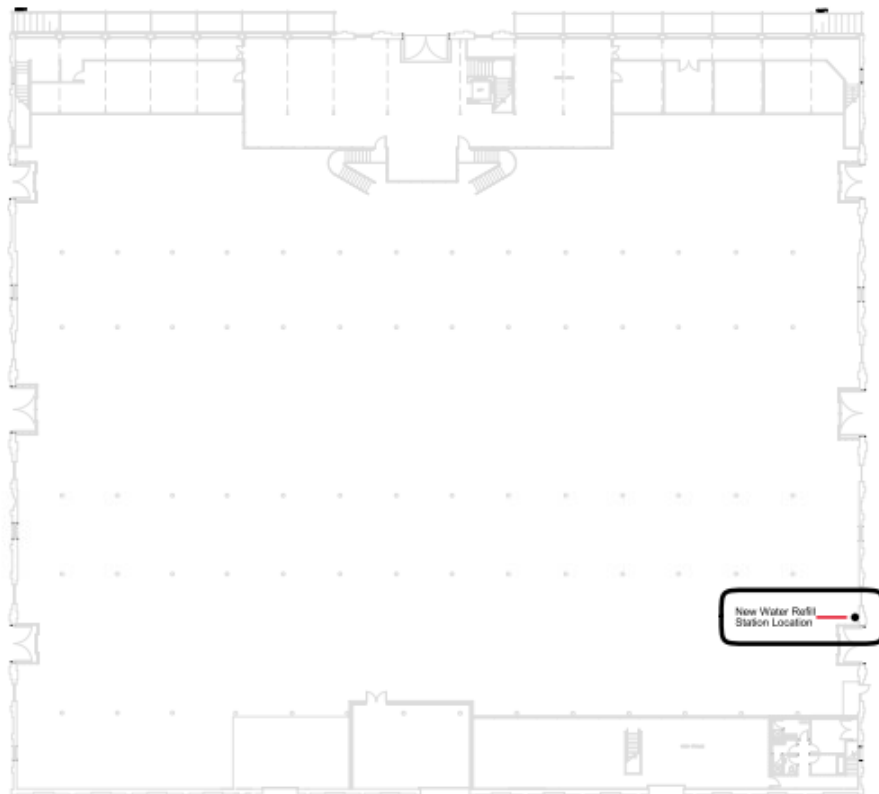
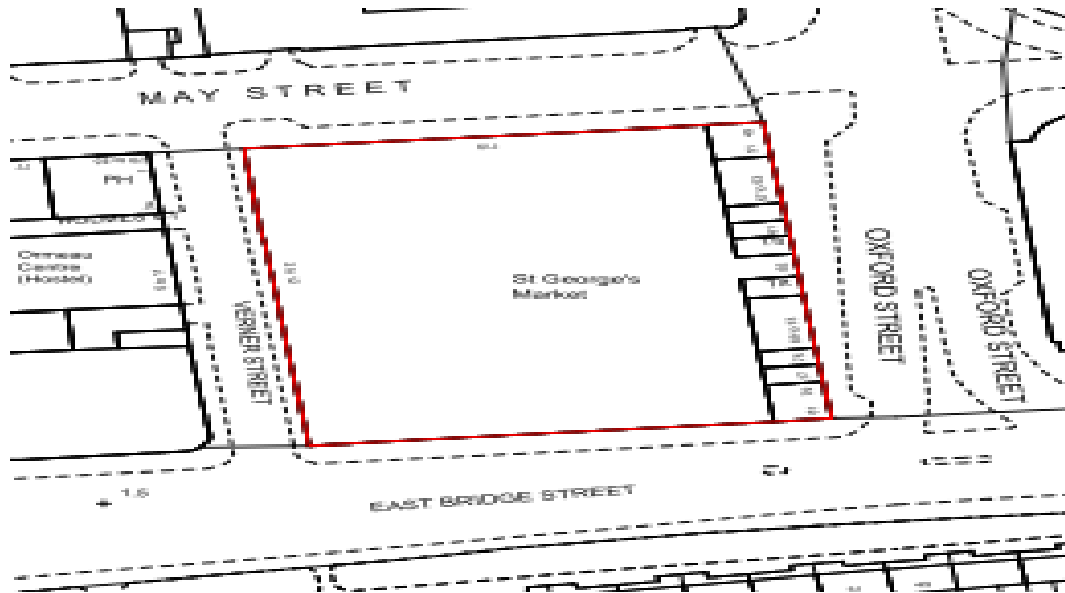
Committee Report

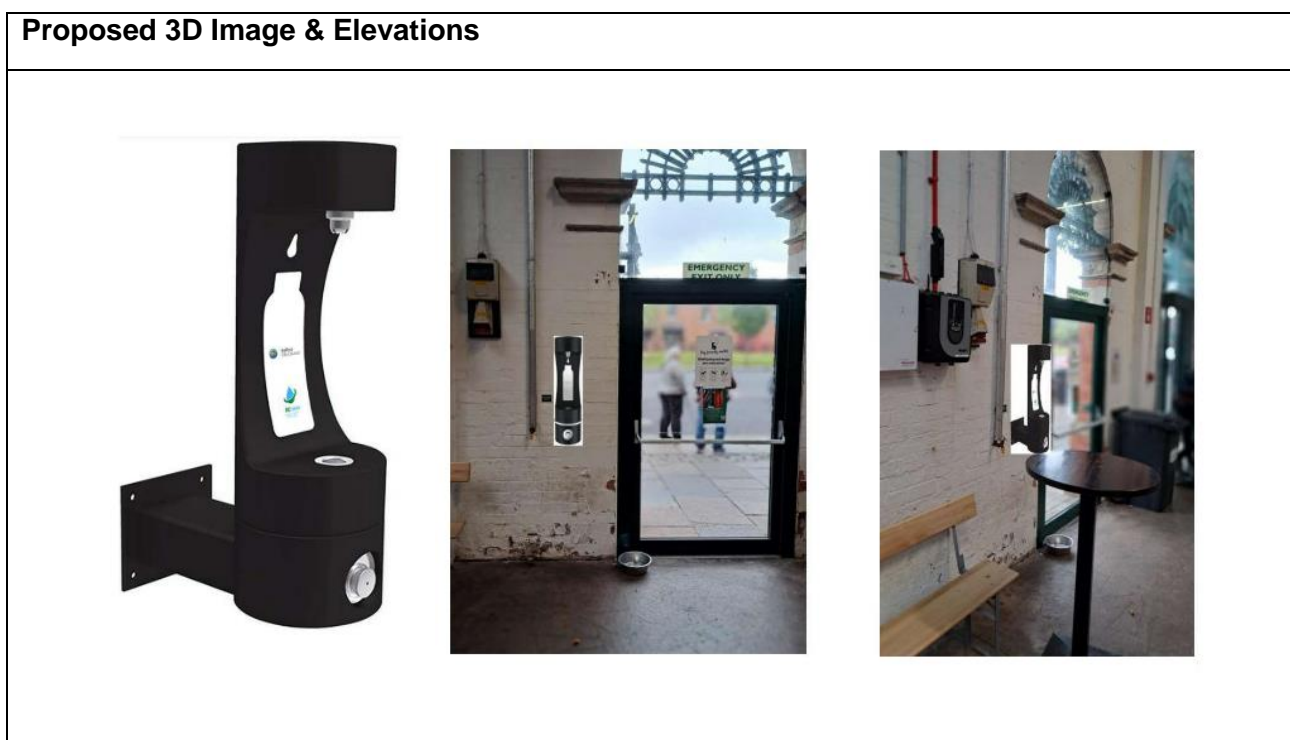
| Development Management Report | |
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| Application ID: LA04/2023/3889/LBC | Date of Committee: Tuesday 14 th November 2023 |
| Proposal: Installation of a new wall hung water bottle refill station | Location: St Georges Market 12-20 East Bridge Street, Belfast, BT1 3NQ |
| Referral Route: Referral to the Planning Committee under Section 3.8.5 (c) of the Scheme of Delegation (council as applicant) | |
| Recommendation: Approval | |
| Applicant Name and Address: Colin Shields Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ | Agent Name and Address: Colin Shields Belfast City Council 9 Adelaide 9-21 Adelaide Street Belfast BT2 8DJ |
| Executive Summary: <p>The application seeks Listed Building Consent to install a wall hung water bottle refill station to the internal elevation of the East Bridge Street wall in St George's Market. The proposed location is adjacent to the western entrance/exit to East Bridge Street and is positioned to facilitate access for those that use this entrance/exit.</p> <p>The proposed refill station will be black in colour, made from a strong steel frame with a pushbutton activation unit.</p> <p>St Georges Market is a Grade B1 listed building of special architectural or historic interest. It is a red brick Victorian covered market located close to the River Lagan and the Waterfront Hall.</p> <p>Area Plan The site is located within the City Centre in BUAP, within the Victoria Street/Oxford Street Area of Townscape Character and partially within the Civic Precinct Character Area in both versions of dBMAP. St George's Market is primarily used as a market, however a number of other events such as food festivals, exhibitions and charity launches are held here throughout the year. The surrounding area is commercial in nature with a mix of city centre uses, the building is surrounded by a number of listed buildings.</p> <p>The proposal is considered to comply with the SPPS, Policies BH1 and BH3 of the Belfast Local Development Plan Strategy 2035 and Section 91(2) of the Planning Act (Northern Ireland) 2011. There will be minimal impact on the existing structure.</p> <p>DfC HED were consulted and are content.</p> <p>Recommendation 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> | |

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.

Case Officer Report

Site Location Plan and Proposed Location





Characteristics of the Site and Area

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| 1.0 | <p>Description of Proposed Development Installation of a new wall hung water bottle refill station</p> |
| 2.0 | <p>Description of Site The site is located at 12-20 East Bridge Street, Belfast. St George's Market is a Listed Building. It has a square footprint and is bounded by four streets to the east of Belfast City Centre. It is a red brick Victorian covered market located close to the River Lagan and the Waterfront Hall. St George's Market is primarily used as a market, however a number of other events such as food festivals, exhibitions and charity launches are held here throughout the year. The site is located within the City Centre in BUAP, within the Victoria Street/Oxford Street Area of Townscape Character and partially within the Civic Precinct Character Area in both versions of dBMAP.</p> |

Planning Assessment of Policy and other Material Considerations

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| 3.0 | <p>Site History</p> <p>Application Number: LA04/2020/1877/LBC Decision: Consent Granted Proposal: Removal of 10 No. Existing External Emergency Exit Doors and replace as per attached specification. Decision Date: 12 January 2021</p> <p>Application Number: Z/2013/0228/F Decision: Permission Granted Installation of gas fired heaters to replace existing electric water heaters. Gas flues to be taken through roof to external. Decision Date: 20 November 2013</p> <p>Application Number: Z/2013/0234/LBC Decision: Consent Granted Replace existing electric water heating with gas fired water heaters. Gas flue is required to penetrate the roof as detailed on the accompanying installation drawing. Decision Date: 20 November 2013</p> |
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| | <p>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> |
| 7.2 | Impact on the architectural and historic qualities of the Listed Building |
| 7.2.1 | 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.’ |
| 7.2.2 | <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;</p> <p>g. The design respects the essential character of the existing building and/or setting;</p> <p>h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting; and</p> <p>i. In the case of extensions, they shall be subservient to the existing building with regard to height, scale, massing, form and alignment;</p> |
| 7.2.3 | 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. |
| 7.2.4 | The proposal is deemed to comply with the SPPS and Policy BH1 of the Plan Strategy. The proposed refill station is black powder coated steel and is slim in nature. This will correspond with existing furniture and features within the building. There will be minimal impact on the existing structure. The essential character of the building will be retained. DfC HED were consulted and were content with the proposal. |
| 7.3 | Alterations in an Area of Townscape Character |
| | <p>Policy BH3 of the Plan Strategy provides policy for alterations and extensions within an ATC and two criteria are to be met which are:</p> <p>e. Locally distinctive features are retained or reinstated where possible; and</p> <p>f. Sympathetic materials are used that respect surrounding buildings.</p> |
| 7.3.1 | The proposed refill station was considered to be the preferred solution to retain as much of the internal features (an internal wall). The refill station will be fixed to an internal wall with ‘anti-vandal screws’, however there will be minimal impact overall. The proposal will be finished in black steel and is slim in nature. This will be sympathetic with existing features within the building. |
| 8.0 | Summary and Recommendation |
| 8.1 | Having regard to the development plan and other material considerations, the proposal is considered acceptable. It is recommended that Listed Building Consent is granted. |
| 8.2 | 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 including representations |

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| | which may occur during the statutory advertisement period and up until the point of the issuing of the decision. |
| 9.0 | <p>Draft Conditions</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>Informatives</p> <p>1. This decision relates to the following approved drawing numbers: 01, 06, 07</p> |

| ANNEX | |
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| Date Valid | 13 th September 2023 |
| Date First Advertised | 21 st September 2023 |
| Date Last Advertised | |
| Date of Last Neighbour Notification | N/A |
| Date of EIA Determination | N/A |
| ES Requested | No |
| Drawing Numbers and Title | |
| 01 St Georges Market – Site Location Plan 06 Water Refill Station Dimensions 07 St Georges Market – Refill Station Plan | |