

Committee Application

Development Management Report

Committee Date: 17th February 2026

Application ID: LA04/2025/2216/LBC

Proposal: Installation of Façade Lighting	Location: Ulster Hall, 30 Bedford Street, Belfast, BT2 7FF
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Referral Route: The application is made by Belfast City Council and on lands to which the Council has an estate (3.8.5 (c) and (d) of the Scheme of Delegation)

Recommendation	Grant Listed Building Consent
Applicant Name and Address: Esther Waugh Belfast City Council 9 Adelaide Street Belfast BT2 8DJ	Agent Name and Address: Esther Waugh Belfast City Council 9 Adelaide Street Belfast BT2 8DJ
Date Valid:	19 th December 2025
Target Date:	3 rd April 2026
Contact Officer:	Ciara Reville, Principal Planning Officer (Development Management)

Summary of Issues:

The application seeks Listed Building Consent for the installation of new LED linear and spotlight lighting to the exterior of the Ulster Hall. It is intended that the lighting is dimmable and flexible in how it appears in order to provide scenes appropriate to the use of the building and align with other Council buildings to allow it to celebrate/recognise significant days/dates.

The site is located within Belfast City Centre and falls within the designated Linen Conservation Area. The Ulster Hall is a Grade A Listed Building, which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011. It is currently in use as an entertainment venue.

The key issues relevant to consideration of the application are:

- Impact on the setting of Listed Buildings
- Other considerations

Department for Communities; Historic Environment Division was consulted on the proposal and offer no objection to the proposed works, subject to conditions.

Recommendation

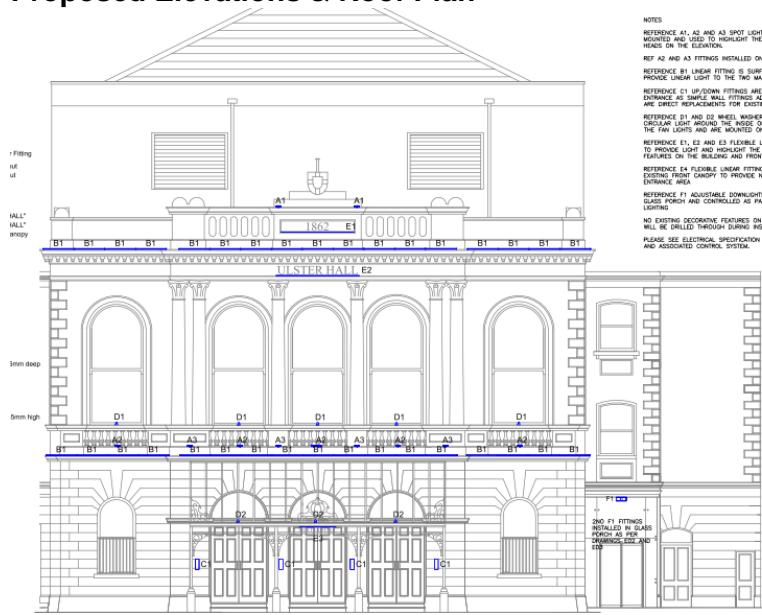
Having had regard to the development plan, relevant planning policies, and other material considerations, it is considered that the proposal should be approved. Delegated authority is sought for the Director of Planning and Building Control to finalise the conditions and deal with any other matters which may arise so long as they are not substantive.

Site Visit Report

Site Location Plan:



Proposed Elevations & Roof Plan



NOTES

REFERENCE A1, A2 AND A3 SPOT LIGHT FITTINGS ARE SURFACE MOUNTED. REFERENCE A4 SPOT LIGHT, THE SHELL, COLUMNS AND HEADS ON THE ELEVATION.

REF A2 AND A3 FIXTURES INSTALLED ON BALCONY

REFERENCE BY LINEAR FITTING IS SURFACE MOUNTED AND WILL BE INSTALLED ON THE EXTERIOR WALLS.

REFERENCE C1 UP/DOWN FITTINGS ARE INSTALLED AT THE ENTRANCE AS SAME WALL MOUNTED AND ADJACENT TO EACH DOOR AND ON THE EXTERIOR WALLS.

REFERENCE D1 AND D2 WHEEL WASHING FITTINGS PROVIDED A CERAMIC SURFACE MOUNTED ON THE EXTERIOR WALL FRAME AND THE FAIR LIGHTS AND ARE MOUNTED ON LEDGES

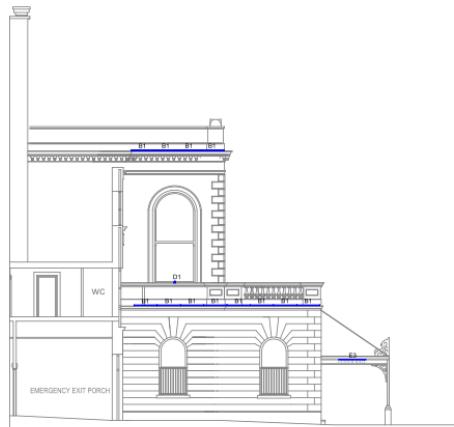
REFERENCE E1, E2 AND E3 FLEXIBLE LINEAR FIXING IS INSTALLED ON THE EXTERIOR WALLS AND ON THE EXTERIOR WALL "TIE" FEATURES ON THE BUILDING AND FRONT PORCH FEATURE

REFERENCE F4 FLEXIBLE UPLIGHT FIXING IS INSTALLED ON THE EXTERIOR WALLS AND ON THE EXTERIOR WALL NEAR THE ENTRANCE AREA

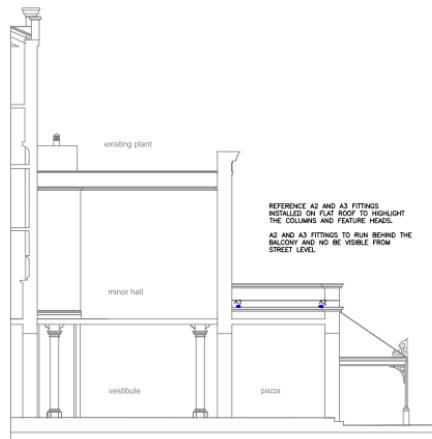
REFERENCE F5 ADJUSTABLE DOWN LIGHTS INSTALLED WITHIN THE EXTERIOR WALL FRAME AS PART OF THE EXTERIOR LIGHTING

REFERENCE G1 DECORATIVE FEATURES ON THE BUILDING ELEVATION WILL BE DRILLED DURING INSTALLATION

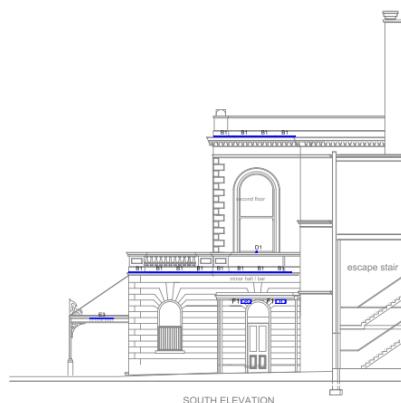
PLEASE SEE ELECTRICAL SPECIFICATION FOR LIGHT FITTINGS TYPES AND ASSOCIATED CONTROL SYSTEMS



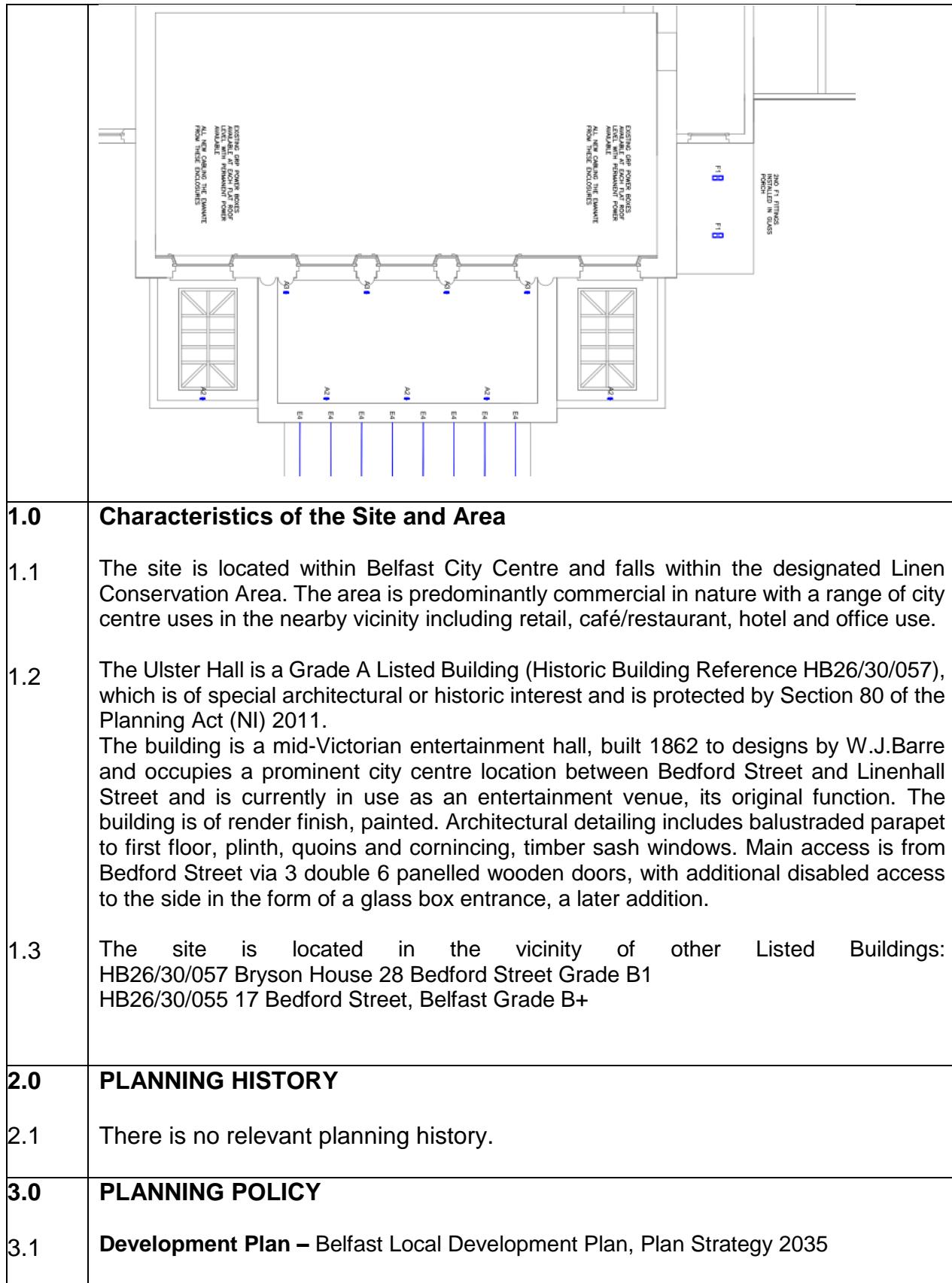
NORTH ELEVATION



MIDDLE ELEVATION



SOUTH ELEVATION



3.2 3.3	<p><i>Operational Policies</i></p> <ul style="list-style-type: none"> • Policy BH1 – Listed buildings <p>Development Plan – zoning, designations and proposals maps Belfast Urban Area Plan (2001) BUAP Draft Belfast Metropolitan Area Plan 2015 (v2004) Draft Belfast Metropolitan Area Plan 2015 (v2014)</p> <p>Regional Planning Policy Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (Edition 2, 2025) (SPPS)</p>
4.0	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p>4.1 Consultations Department for Communities; Historic Environment Division (HED) was consulted on the proposal. HED met with the applicant team at this building on several occasions to review the location and implications of the installation. HED notes the lighting will be variable under the client requirements, to include light levels and light colours. HED offer no objection to the proposed works, subject to conditions.</p> <p>4.2 Representations The application has been advertised on the 9th January 2025 in line with the Planning (General Development Procedure) Order (Northern Ireland) 2015. No representations were received.</p>
5.0 5.1 5.2 5.3 5.4	<p>PLANNING ASSESSMENT</p> <p>Main Issues The main issues relevant to consideration of the application are set out below:</p> <ul style="list-style-type: none"> • Impact on the setting of Listed Buildings • Other issues <p>Development Plan Context</p> <p>5.2 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.</p> <p>5.3 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> <p>5.4 The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains</p>

	<p>strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
5.5	<p><u>Operational Polices</u></p> <p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.2.</p>
5.6	<p><u>Proposals Maps</u></p> <p>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 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) 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 dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p>
5.7	<p>It is considered that the proposal is in compliance with paragraphs 6.12-6.13 of the SPPS in that the proposed development will not cause demonstrable harm to the Listed Building.</p>
	<p><u>Impact on the setting of Listed Buildings</u></p>
5.8	<p>The application seeks consent for the installation of new LED linear and spotlight lighting to the external front facades of the Ulster Hall, facing onto Bedford Street. It is intended to use the existing lighting system power enclosures, where possible. Positions of the light fittings are indicated on the plans. Part of the lighting to be installed is new, and some existing lighting is to be replaced.</p>
5.9	<p>Policy BH1 of the Plan strategy sets out the policy context for considering proposals to alter Listed Buildings:</p> <p class="list-item-l1">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 class="list-item-l1">g. The design respects the essential character of the existing building and/or setting;</p> <p class="list-item-l1">h. The proposal makes use of quality materials and appropriate detailing sympathetic with the existing building and/or setting;</p> <p>It is considered that the proposal meets the above policy criteria and the historic and architectural integrity of the Listed Building would be safeguarded.</p> <p>As noted above, HED were consulted and offered no objection. They have requested conditions for additional details to be provided to the council and agreed in consultation</p>

5.10	with HED with respect to design details, materials and details relating to the protection of facades or features.	
5.11	<p>Other Considerations</p> <p>The setting of the building within the Linen Conservation would not be affected as the works relate to the installation of lighting on a Listed Building. There are no significant alterations or extensions proposed that require further consideration.</p>	
	Neighbour Notification Checked	N/A
	<p>Summary of Recommendation</p> <p>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>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.</p>	
	<p>DRAFT CONDITIONS</p> <ol style="list-style-type: none"> 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. 2. Notwithstanding the submitted details, the following elements of the approved scheme shall not be installed, implemented or carried out unless in accordance with further details which shall have been submitted to and approved in writing by the Council: <ol style="list-style-type: none"> a. Samples of fixtures to be provided. b. Specific details of light and cable fixing to lead cap/flashing for fitting B1 to be provided. c. Specific details of light fixing type E to masonry and underside of porte cochère. d. Level and colour of lighting shall be adjustable (variable). Specifications to be provided with samples. <p>The works shall not be carried out unless in accordance with the details so approved.</p> <p>Reason: In the interests of protecting the special architectural and historic qualities of the Listed Building.</p> 3. Fixings shall be non-ferrous and shall be made into joints where possible. Reason: In the interests of protecting the special architectural and historic qualities of the Listed Building. 4. No works shall commence on site unless a detailed methodology for the protection of the: <ul style="list-style-type: none"> • balustrading and coping at vestibule roof level, • glazed porte cochère, • windows and elevation generally at balcony level; and 	

• upper parapet cornice (at date stone level)
- during the construction phase has been submitted to and approved in writing by the Council. The works shall not be carried out unless in accordance with the approved details.
Reason: In the interests of protecting the special architectural and historic qualities of the Listed Building.

DRAFT INFORMATIVES

1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
2. This Listed Building Consent includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
3. The grant of Listed Building Consent does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.