

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 March 2016	
Application ID: LA04/2015/1114/F	
Proposal: Rear extension to existing Jury's Hotel to provide 80 additional bedrooms, office suite (Class B1) and associated car parking. Changes to external facade	Location: 9-12 Grosvenor Road Belfast including Jury's Inn Fisherwick Place, Great Victoria Street
Referral Route: Major Application	
Recommendation:	Approve
Applicant Name and Address: M and R Estates Ltd 17-19 Dungannon Road Cookstown BT80 8TL	Agent Name and Address: Consarc Design Group Ltd The Gas Office 4 Cromac Quay Belfast BT7 2JD
<p>Executive Summary: The application seeks full planning permission for a 6 storey extension to Jury's Hotel to provide 80 additional bedrooms, office suite (Class B1) and associated car parking. Changes to external facade.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The acceptability of proposed hotel extension; • Impact upon character and appearance of City Centre Conservation Area; • Impact upon setting of adjacent listed buildings; • The impact on existing roads infrastructure. <p>The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan. It is also within the City Centre Conservation Area and Civic Precinct (Designation CC008). The principle of the extension is acceptable given the established nature of the hotel in this city centre location.</p> <p>The proposal will enhance the character of the City Centre Conservation Area by introducing a quality of built form at an important city centre junction, on a site currently characterised by high fencing and advertising hoardings on the roadside boundary and views beyond this onto the rear of 5 storey properties on Murray Street.</p> <p>TransportNI, NIWater, Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied. NIEA Historic Buildings Unit is content with the principle of the proposal and have no objection in terms of the setting of the adjacent listed buildings.</p> <p>The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 6: Planning, Archaeology and the Built heritage and Planning Policy Statement 16 Tourism.</p>	

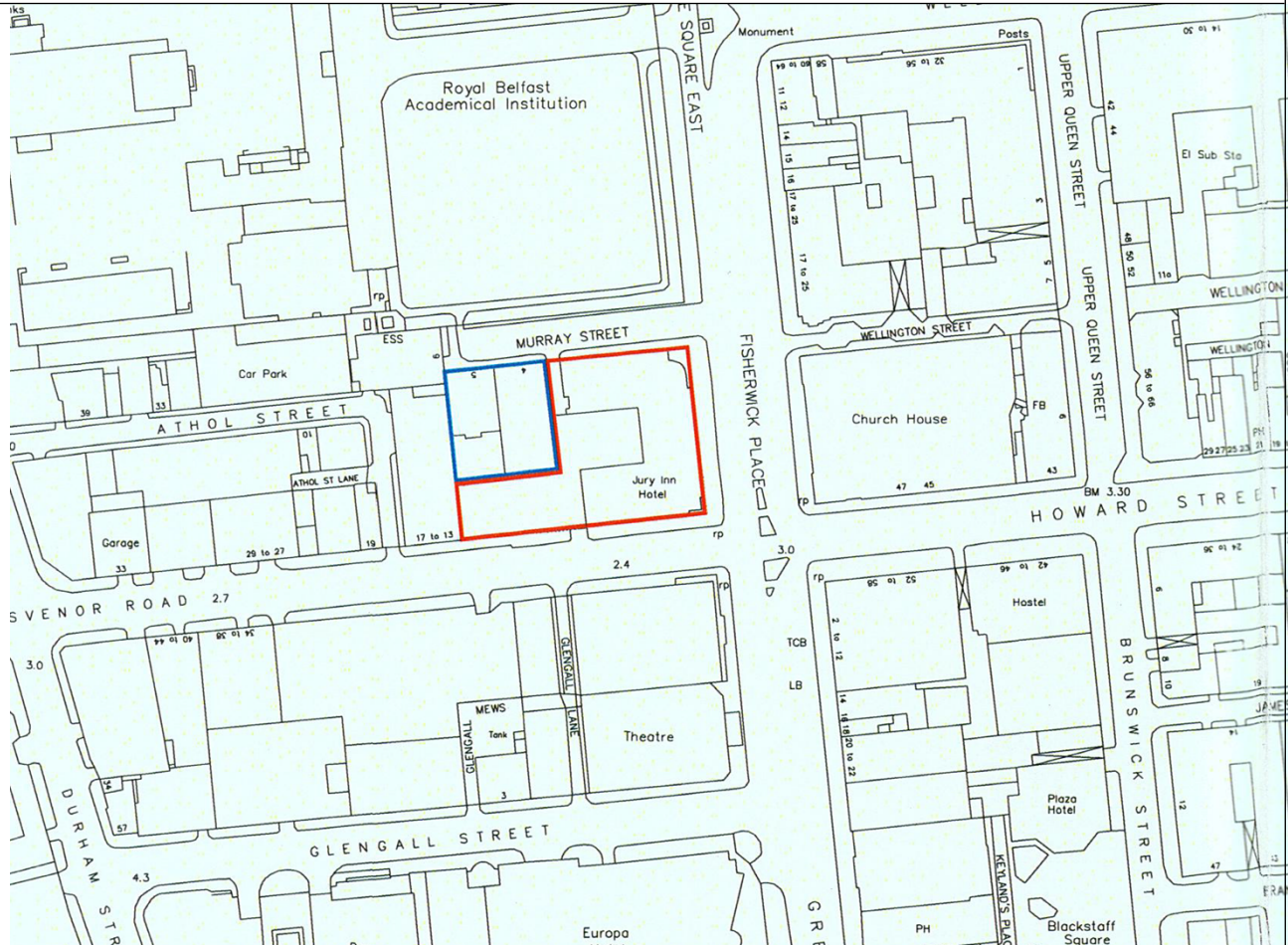
Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.

Recommendation

It is recommended that the application is approved subject to conditions and that Committee agrees the Director of Planning and Place is authorised to draft final wording of conditions.

Case Officer Report

Site Location Plan



<p>1.0</p>	<p>Description of Proposed Development Rear extension to existing Jury's Hotel to provide 80 additional bedrooms, office suite (Class B1) and associated car parking. The extension is 6 storeys high with a hipped roof and a ridge height of 23.6m and a depth of 33.5m. The extension will front onto the Grosvenor Road with a doorway located to the western part of the extension at ground-floor level. Predominantly red bricked finish with a vertical section of reconstituted stonework at the western end of the extension.</p>
<p>2.0</p>	<p>Description of Site Brownfield site located to immediate rear of existing hotel, currently used as a car park. A high close boarded fence defines the roadside (southern) boundary with a low steel gate in the south-eastern corner of the site providing access to the car park from the Grosvenor Road. The site is located within the Belfast City Centre Conservation Area.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
<p>3.0 3.1</p>	<p>Site History Z/2007/0015/F - Erection of 6 storey hotel extension comprising of 106 bedrooms linked to existing hotel and ground floor car parking with bedroom mezzanine above. Area of existing first floor bedrooms to be converted to meeting rooms. Approved 27th March 2009</p>
<p>4.0</p>	<p>Policy Framework</p>

4.1	Belfast Metropolitan Area Plan 2015
4.2	<p>SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 16 - Tourism</p>
5.0	<p>Statutory Consultees Transport NI – No objection NIEA Historic Buildings Unit – No objection NI Water – No objection</p>
6.0	<p>Non-Statutory Consultees Environmental Health BCC – No objection</p>
7.0	<p>Representations 2 letters of objection received. The following concerns have been raised:</p> <ul style="list-style-type: none"> - Loss of light into adjacent property - The extension will block views of an advertising display on the gable of an adjacent building.
8.0	<p>Other Material Considerations Linen Conservation Area guidance document</p>
9.0	<p>Assessment</p>
9.1	<p>The key issues in the assessment of the proposed development include:</p> <ul style="list-style-type: none"> - The acceptability of proposed hotel extension - Impact upon character and appearance of City Centre Conservation Area - Impact upon setting of adjacent listed buildings - The impact on existing roads infrastructure
9.2	<p>Principle of development on the Site & Height, Scale and Mass</p>
	<p>The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below.</p>
	<p>The site is located within the Civic Precinct (CC008) and within the City Centre Conservation Area as designated in BMAP.</p>
9.3	<p>The proposal is a 6 storey extension to an established 6 storey hotel located on a main junction within Belfast City Centre. The proposed use is therefore acceptable in what is a prime city centre location</p>
9.4	<p>The site is located within the civic precinct as designated in the Belfast Metropolitan Area Plan. This sets out a number of urban design criteria for the area. Although there are no criteria specific to the Grosvenor Road area there are criteria requiring new development to take account of the height of adjoining buildings, respecting the established building line, building heights should be between 5 and 7 storeys high and the facade of larger development proposals shall be broken up visually to reflect the scale of traditional units. In terms of the adjoining buildings the adjacent Grade 2 listed building at 13-17 Grosvenor Road stands at 6 storeys high. The proposed extension is 6 storeys high and ties in with this building. The extension also respects the listed building on Murray Street to the immediate north of the site which has a similar height and is also a 6 storey building.</p>
9.5	<p>The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. The design displays the typical vertical proportions of the existing hotel and adjacent building and a similar solid to void ratio of the existing hotel. A vertical flat roofed stone section helps define the end of the structure and provides a visual break between the hotel and the</p>

	adjacent listed building.
9.6	<p>Impact on amenity</p> <p>The proposal has been assessed against paragraphs 4.11 and 4.12 of the SPPS. Environmental Services Department have offered no objections to the proposal.</p>
9.7	<p>Transport and Parking</p> <p>The proposal has been assessed against Policies AMP7, 8 and 9 of PPS3. A Travel Plan and Service Management were submitted at the beginning of March 2016 and have been sent to Transport NI for comment. The applicant is not proposing any additional car parking, however 12 number cycle parking spaces are proposed. Final comments from Transport NI remain outstanding and it is requested that final wording of conditions is delegated to the Director of Planning and Place, if the Committee is minded to approve.</p>
9.8	<p>Impact on adjacent listed buildings</p> <p>The application site at 9-12 Grosvenor Road, Belfast including Jury's Inn, Fisherwick Place is in proximity to HB26/50/303A,B&C 4,5&6 Murray Street, Belfast and HB26/50/303D 13-17 Grosvenor Road, Belfast Grade B2 listed buildings of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.</p>
9.9	<p>HBU considers the proposal is compliant in principle with Policy BH11 (Development affecting the Setting of a Listed Building) of PPS6. HBU requested that a condition be attached to any approval to ensure that the string course and cornice detailing of the adjoining listed building on the listed building is not obscured/damaged. Rather than applying such a condition the Council asked that the plans be amended accordingly to ensure that this detailing is not damaged as the initial plans appeared to show the extension located almost against the gable wall of the building, making disruption of the corning unavoidable.</p>
9.10	<p>Impact on Conservation Area</p> <p>The proposal has been assessed against Policy BH12 of PPS6 .The site is located within the City Centre Conservation Area as designated in the Area Plan. The proposal is a natural architectural extension to the established Jury's Hotel and its scale, massing, proportions and finishes are in keeping with the existing structure. The parapet at roof level on the end section acknowledges the design of the adjacent listed building with the ceiling height and string course at ground-floor level tying into the corning on the adjacent listed building. The hierarchy of form reflects that of the established built form in the area with the shop front scale openings at ground-floor level and the narrow vertical windows on the upper floors. Given the existing car park use on the site and high screening and advertising hoardings on this fencing the development of the site in the manner proposed will undoubtedly enhance the character of the conservation area</p>
9.11	<p>Consideration of objections</p> <p>Loss of light – The proposed extension does not immediately abut any adjacent windows in the neighbouring property at 13-17 Grosvenor Road. The extension steps in by approximately 4m in the north-eastern corner to prevent any built form directly abutting the windows in the ground-floor to fourth floor of the adjacent building. Some loss of light will be inevitable from what looks to be a stairwell and two office windows on the first five floors but this loss of light should not be unduly significant given the step in. In an inner city context such as this where high-rise buildings commonly sit cheek to jowl some degree of overbearing and loss of light is unavoidable.</p> <p>Obscuring of adjacent advertising display – It would not be in the public interest to protect views to the advertising display on the adjacent building.</p>

ANNEX	
Date Valid	8th July 2015
Date First Advertised	16th October 2015
Date Last Advertised	16th October 2015
<p>Details of Neighbour Notification (all addresses)</p> <p>10 Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 107-127, Grosvenor Road, Town Parks, Belfast, Antrim,, 12 Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 12-14, College Square East, Town Parks, Belfast, Antrim, BT1 6DD, 13 Grosvenor Road, Town Parks, Belfast, Antrim, BT12 4GN, 15 College Square East, Town Parks, Belfast, Antrim, BT1 6DD, 15-17, Grosvenor Road, Town Parks, Belfast, Antrim, BT12 4GN, 15-21, Howard Street, Town Parks, Belfast, Antrim, BT1 6PJ, 16 College Square East, Town Parks, Belfast, Antrim, BT1 6DE, 17, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, 17-25 Stokes House, College Square East, Town Parks, Belfast, Antrim, BT1 6DD, 19 Grosvenor Road, Town Parks, Belfast, Antrim, BT12 4GN, 2-4 Grand Opera House, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 21 College Square East, Town Parks, Belfast, Antrim, BT1 6DE, 4 College Square East, Town Parks, Belfast, Antrim, BT1 6DZ, 5 Murray Street, Town Parks, Belfast, Antrim, BT1 6DN, 52 Howard Street, Town Parks, Belfast, Antrim, BT1 6PG, 54 Howard Street, Town Parks, Belfast, Antrim, BT1 6PG, 56 Howard Street, Town Parks, Belfast, Antrim, BT1 6PW, 58 Howard Street, Town Parks, Belfast, Antrim, BT1 6PJ, 58 Wellington Place, Town Parks, Belfast, Antrim, BT1 6GF, Donald Bannister 6 Glendinning House, Murray Street, Belfast, Antrim, Northern Ireland, BT1 6DN 6-8, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, Balmoral Building, 12 College Square East, Town Parks, Belfast, Antrim, BT1 6DD, Glendinning House, 6 Murray Street, Town Parks, Belfast, Antrim, BT1 6DN, JCDecaux, 15 Kilwee Business Park, Upper Dunmurry Lane, Belfast, BT1 0HD Merrion Business Centre, 58 Howard Street, Town Parks, Belfast, Antrim, BT1 6PL, Murray House, 4 Murray Street, Town Parks, Belfast, Antrim, BT1 6DN, Office 13, Merrion Business Centre, 58 Howard Street, Town Parks, Belfast, Antrim, BT1 6PJ, Presbyterian Church In Ireland, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DW, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, UNIT 1, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, UNIT 16, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, Unit 2, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, Unit 5-6, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU,</p>	
Date of Last Neighbour Notification	7th October 2015

Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title 01, 08, 09/A, 11, 12/A, 13/A, 14/A, 15, 16/A,	
Notification to Department (if relevant) N/A	