

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 May 2016	
Application ID: LA04/2015/0322/F	
Proposal: Extensive refurbishment of existing six storey office building to include new rear extension and toilet facilities for continued office use	Location: 27-33 Adelaide Street Belfast BT2 8FD
Referral Route: Proposal extension exceeds 200 sqm of Offices	
Recommendation:	Approval
Applicant Name and Address: Redbay Developments	Agent Name and Address: McDowell + Bostock Architects 149 Belmont Road Belfast BT4 2AD
<p>Executive Summary:</p> <p>The proposal is for the refurbishment of an existing six storey office building to include new rear extension and toilet facilities, for continued office use. The proposal includes alterations to the front elevations comprising a relocated entrance door and alterations to the top floor.</p> <p>The application site is a currently vacant office building and is located within the Linen Conservation Area.</p> <p>The main issues in this case are:</p> <ul style="list-style-type: none"> • The principle of the proposed use at this location; • The design of the elevation changes; • Impact on the Conservation Area and character of the area; • Impact on amenity. <p>There is a previous approval Z/2008/2087/F on the site for refurbishment and extension works to the building, although permission expired in January 2015. This included a larger extension than the current proposal in terms of both width and height.</p> <p>Public views of the proposed rear extension are restricted to the rear of the site to within McCavana Place itself. It is not considered that the proposed extension would significantly compromise the character of the Conservation Area. All other alterations to the front elevations are considered sympathetic to the host building and would not adversely impact on character. No adverse impact on amenity of adjacent buildings will arise due to the proposed use and the similar uses of adjacent sites in addition to separation distances between buildings.</p> <p>NIEA- LRM and Environmental Health have no objections subject to conditions and/or informatives, and are satisfied that contamination of the site can be addressed without detriment to human health or ground water / hydrogeology.</p>	

Environmental Health has no concerns in relation to noise, air quality, or other such matters.

Transport NI finds the proposal is acceptable in relation to PPS3 and associated traffic and parking issues.

The Conservation Area Officer indicates that most aspects of the design are acceptable however has raised concerns in respect of height and some elements of design treatment, however, it is considered that on balance given the limited views of the extension that the proposed is acceptable.

No representations have been received in relation to the application.

The proposal is considered compliant with BMAP and all other material considerations including, PPS4, PPS6, and PPS3 and associated guidance.

Recommendation

Approve

Case Officer Report

Site Location Plan



Proposed Front Elevation:





Consultations:

Consultation Type	Consultee	Response
Statutory	NI Water - Strategic Applications	Advice
Statutory	NI Transport - Hydebank	Content
Statutory	Rivers Agency	Content
Statutory	NIEA	Content
Non Statutory	Env Health Belfast City Council	Content

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received
Representations from Elected Representatives	None Received

1.0 Proposal:

The proposal is for the refurbishment of existing six storey office building to include new rear extension and toilet facilities, for continued office use. The proposal includes alterations to the front elevations comprise of a relocated entrance door and alterations to the top floor.

1.1 Characteristics of the Site and Area

The application site is a currently vacant office building, 6 stores in height finished in brick with a flat roof. There is a typical yard area to the rear. Beyond there is a courtyard parking area accessed via McCavana Place.

The surrounding area is mainly in office use with a mixture of designs and finishes. Buildings are generally similar or higher in height to the application site. The site is located within the Linen Conservation Area.

2.0 Planning Assessment of Policy and Other Material Considerations

2.1 Planning Policy Considerations:

Belfast Metropolitan Area Plan (BMAP) 2015
Strategic Planning Policy Statement
Planning Policy Statement 4
Planning Policy Statement 6
PPS3: Roads Considerations; DCAN 15;

2.2 Planning History:

Z/2008/2087/F Regeneration and extension of vacant warehouse to include extension to rear, removal of floor 5, the incorporation of 4 new floors with a set back at levels 5 and 6 and 7 and 8. Uses to include retail (Class A1) and restaurant/ organic food hall on ground floor with canopy, 39 live work units on floors 1-4 and 7-8 and office use on floors 5 and 6. (Amended Plans). PERMISSION GRANTED 28.01.2010

2.3 Consultations:

Transport NI – no objections;
Belfast City Council Environmental Health – no objections;
NIEA – no objections subject to conditions;
NI Water – no objections;

2.4 Representations:

none received.

3.0 Assessment

3.1 Zoning

The site is identified as whiteland and is within the Linen Conservation Area and the city

centre of Belfast in the Belfast Metropolitan Area Plan (BMAP) 2015. It also falls within a character area CC07 – commercial district.

In terms of the SPPS and associated Planning Policy Statements, PPS4 sets out the main provisions, in addition to roads considerations discussed in PPS3 and associated supplementary guidance. As the site falls within a Conservation Area PPS6 is applicable.

3.2 Policy Considerations:

The primary policy considerations for office use are set out in PPS4 and policies PED1 and PED 9 in particular.

PED 1 sets out location specific policy, essentially stating such uses should be located in town or city centres, and may only be located outside subject to three criteria. As the proposal is within the city centre the proposal is compliant with this. Office use at this location is therefore acceptable in principle also taking account of the existing office use rights at this site.

PED 9 of PPS4 would also be applicable. PED 9 sets out general criteria for the assessment of economic/business proposals. Not all of the requirements of PED 9 apply in this case, however the primary considerations are assessed below.

The site is located within the Linen Conservation Area and accordingly PPS6 and associated Linen Conservation Area Guide are applicable.

3.3 Planning History

There is a previous approval Z/2008/2087/F on the site for refurbishment and extension works to the building, although permission expired in January 2015. This included a larger extension than the current proposal in terms of both width and height. This is a material consideration.

3.4 Design/Character

PPS6 requires proposals to respect the characteristic built form of the area, and that scale form, materials and detailing should respect the characteristics of adjoining buildings. The Conservation Officer indicates that some aspects of the design are acceptable in terms of hierarchical arrangement, rhythm and solid to void ratios, however some aspects are unacceptable including details including height and design treatment of the extension.

The proposed extension is located to the rear of the building, fronting onto McCavana Place. This is essentially a cul-de-sac, and is surrounded on all sides by high buildings. Accordingly, public views of the rear of the site are restricted to from within McCavana Place itself. The rear of buildings adjacent and opposite the site are of varying designs, finishes and age. Modern design and render finishes are evident within this visually constrained context. Whilst concerns expressed by the Conservation officer are noted, it is not considered that the proposed extension would significantly compromise the character of the Conservation Area on balance. All other alterations to the front elevations are considered sympathetic to the host building and would not adversely

impact on character. The design, scale form and massing is also smaller than that considered acceptable under the expired permission.

3.5 Amenity

No adverse overshadowing / overlooking issues on adjacent buildings will arise from the proposal due to the proposed use and the similar uses of adjacent sites. In relation to noise and disturbance matters Environmental Health, who are the statutory regulatory for such matters, have no objections in this regard.

3.6 Consultations

In relation to traffic, access, and parking issues, Transport NI have responded indicating that the proposal is acceptable in relation to PPS3 and associated traffic and parking issues.

NIEA LRM and Environmental Health have no objections subject to conditions and/or informatives, and are satisfied that contamination of the site can be addressed without detriment to human health or ground water / hydrogeology. Environmental Health also have no concerns in relation to noise, air quality, or other such matters.

3.7 Representations

No representations have been received in relation to the application.

3.8 Recommendation

The proposal is considered compliant with BMAP, PPS4, PPS6, and PPS3 and associated guidance.

Neighbour Notification Checked	Yes
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Conditions/Reasons for Refusal:

Delegation of final conditions and wording to Director of Planning and Place requested:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

3. After completing any remediation works under Condition 2; and prior to occupation of the development, a verification report shall be submitted in writing and agreed with the local Planning Authority. This report shall be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

4. All services (including those for water supply, drainage, heating, and gas supplies) shall be laid underground or housed internally within the development hereby approved.

Reason: In the interests of visual amenity.

5. Development shall be carried out in accordance with the materials specified on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and in the interests of visual amenity.

6. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the architectural and historic interest of this Building is safeguarded.

ANNEX	
Date Valid	12th May 2015
Date First Advertised	13th November 2015
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
<p>The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 10-18 Clarence Court, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8GB, The Owner/Occupier, 2 Franklin Street, Town Parks, Belfast, Antrim, BT2 8DQ, The Owner/Occupier, 2 Franklin Street, Town Parks, Belfast, Antrim, BT2 8DS, The Owner/Occupier, 23 Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FD, The Owner/Occupier, 25 Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FH, The Owner/Occupier, 33 Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FD, The Owner/Occupier, 39-49 Adelaide House, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FD, The Owner/Occupier, 85-91 Marquis Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE, The Owner/Occupier, 89-91 Marquis Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE, The Owner/Occupier, 89-91 Marquis Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE, The Owner/Occupier, 89-91 Marquis Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE, The Owner/Occupier, 89-91 Marquis Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE, The Owner/Occupier, 89-91 Marquis Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE, The Owner/Occupier, 89-91 Marquis Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE,</p>	

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Flat 1, 33 Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FD,
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 Flat 52,33 Adelaide Street,Town Parks,Belfast,Antrim,BT2 8FD,
 The Owner/Occupier,
 Flat 6,33 Adelaide Street,Town Parks,Belfast,Antrim,BT2 8FD,
 The Owner/Occupier,
 Flat 8,33 Adelaide Street,Town Parks,Belfast,Antrim,BT2 8FD,
 The Owner/Occupier,
 Flat 9,33 Adelaide Street,Town Parks,Belfast,Antrim,BT2 8FD,

Date of Last Neighbour Notification

24th June 2015

Date of EIA Determination

N/A

ES Requested

No

Planning History

Ref ID: Z/2008/2087/F

Proposal: Regeneration and extension of vacant warehouse to include extension to rear, removal of floor 5, the incorporation of 4 new floors with a set back at levels 5 and 6 and 7 and 8. Uses to include retail (Class A1) and restaurant/ organic food hall on ground floor with canopy, 39 live work units on floors 1-4 and 7-8 and office use on floors 5 and 6. (Amended Plans).

Address: 27-37 Adelaide Street, Belfast BT2

Decision:
Decision Date: 28.01.2010

Ref ID: Z/2003/0793/DCA
Proposal: Demolition of 1 & 2 storey brick ancillary buildings with metal roof (including NIE transformer, fuel store and canteen).
Address: 1 & 2 storey structure to rear of 23-37 Adelaide Street, Belfast, BT2 8FH
Decision:
Decision Date: 14.11.2003

Ref ID: Z/2003/0666/F
Proposal: Extension and recladding of office building. Change of use of existing ground floor from car park to office/storage. Relocation of existing NIE transformer to adjacent Champion House at Franklin Street.
Address: 23-25 Adelaide Street, Belfast, BT2
Decision:
Decision Date: 20.10.2003

Drawing Numbers and Title

01, 02, 11A – 22A, 23, 24

Notification to Department (if relevant): N/A

Date of Notification to Department:
Response of Department: