

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 May 2016	
Application ID: LA04/2016/0039/F	
Proposal: 3 storey office extension and relocation of Clarence Street entrance and associated works	Location: 26 Linenhall Street Belfast BT2 8NU
Referral Route: More than 200 sq metre extension to Offices	
Recommendation:	Approval
Applicant Name and Address: 26 Linenhall Street Limited 26 Linenhall Street Belfast BT2 8AB	Agent Name and Address: TSA Planning 29 Linenhall Street Belfast BT2 8AB
<p>Executive Summary:</p> <p>Full planning permission is sought for a 3 storey office extension (above existing building) to number 26 Linenhall Street, Belfast and relocation of Clarence Street entrance and associated works</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the extension at this location; • Impact on the Conservation Area; • Traffic Movement and Parking. <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan (BMAP) and is identified as being within the City Centre, Linen Conservation Area and within Commercial District Character Area (CC 007) as designated in the Belfast Metropolitan Area Plan 2015.</p> <p>The principle of development is considered acceptable as it consists of an extension to an existing office use at a city centre location and does not conflict with area plan designations and is compatible with surrounding land uses.</p> <p>The height, scale and massing of the building is considered acceptable given the site context within the Linen Conservation Area and is comparable to other buildings in the area. The proposed design and treatment of the elevations are consistent with the host building and the general area, incorporating a similar fenestration, solid to void ratios and materials.</p> <p>In terms of amenity, there are no existing residential uses immediately adjacent to the application site.</p> <p>No objections received and consultees offer no objections.</p> <p>Recommendation</p> <p>Approval with conditions as set out in case officer report below.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development</p> <p>3 storey office extension (626 sq metres) and relocation of Clarence Street entrance and associated works.</p>
2.0	<p>Description of Site</p> <p>The existing building is a Bartholomew & James Ltd design built around 1925. Three</p>

	storey rendered with a Portland stone floor and hipped roof. Windows are of a vertical emphasis and are particularly narrow to the slightly projecting ground floor stone element. Paired corbels occur to eaves below the pyramidal / hipped slated roof.
Planning Assessment of Policy and other Material Considerations	
3.0	Planning History Z/2001/0410/F- Provision of an additional storey with additional offices in the new roof space above- Permission granted 12.09.2001
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015 Policy UE 1 - Urban design Policy OF 1 – Belfast City Centre, Lisburn City Centre and other Town Centres
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3: Access Movement and Parking Planning Policy Statement 6: Planning, Archaeology and the Built Environment Planning Policy Statement 13:Transportation and Land Use
5.0	Statutory Consultee Responses
	Transport NI- No objections subject to conditions NIWater- No objections;
6.0	Non Statutory Consultee Responses
	Belfast City Council EPU- No Objections subject to conditions
7.0	Representations
	The application has been neighbour notified and advertised in the local press. No letters of objection have been received.
8.0	Other Material Considerations
8.1	Linen Conservation Area Guide
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the Conservation Area • Traffic Movement and Parking.
9.2	The Strategic Planning Policy Statement (SPPS) sets out five core planning principles of the planning system, including improving health and well being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paras 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported. The SPPS states PPS3 remains applicable under transitional arrangements. <u>Principle of proposed development</u>
9.3	The site is located on unzoned (white) within the city centre as set out in BMAP. It is also located within the Linen Conservation Area. It is considered that the principle of development is acceptable given the site location within the main office area and the fact that it does not conflict with area plan designations.

	<p><u>Office Use</u></p>
9.4	<p>Policy OF 1 states that in Belfast City Centre, Lisburn City Centre and other Town Centres planning permission will be granted for Office development within Classes A2 and B1. Moreover the building is currently in office use. The proposal therefore complies with this policy.</p>
	<p><u>Assessment against Urban Design Criteria in BMAP</u></p>
9.5	<p>The site is located within Designation CC 007 Commercial Quarter Character Area. The general Urban Design Criteria for this designation states that <i>'the density of the development in the area shall be maintained and increased, where appropriate, through high site coverage and high plot ratios and that development proposal shall take account of the height of adjoining buildings.</i> The Urban Design Criteria goes on to state that elsewhere in the Commercial District <i>that building heights shall be a minimum of 6 storeys and a maximum of 9 storeys'</i>. The proposal involves the addition of 3 storeys raising the overall building height to 6 storeys. It also sits comfortably will adjoining building heights and in that regard fully complies with the Urban Design Criteria</p>
	<p><u>Impact on City Centre Conservation Area</u></p>
9.6	<p>The site falls within Linen Conservation Area and consequently the proposal has been assessed against BH 12 of PPS 6.</p>
9.7	<p>The building makes a material contribution to the character and appearance of the Linen Conservation Area. It has interwar historicist elements in its design– such as the minor cornice over the ground floor, and the shallow pilasters and corbels supporting the semi circular arched canopy over the central door.</p>
9.8	<p>Policy BH 12 of PPS 6 sets out 7 criteria which must be met in for order new development to be acceptable in a Conservation Area. In regards to the 7 criteria it is considered that the proposal will provide a stronger urban image to terminate the vista along the eastern side of Linenhall Street, and a more appropriate corner marker statement. It will also conceal the rear elevation of the building to the rear, a welcomed benefit.</p>
9.9	<p>The proposed additional floors now replicate the floors below on the amended plans creating better visual and architectural unity of the host building. The 6th floor has been recessed back to create visual articulation of the roof area which ultimately helps reduce the overall bulk of the building.</p>
9.10	<p>The materials are acceptable. Glass is proposed for the recessed 6th floor, and the extended facade is to be rendered to match the existing. It is therefore considered that the proposal complies with all 7 criteria of policy BH 12 of PPS 6 and the Linen Conservation Area booklet.</p>
	<p><u>Access and Parking</u></p>
9.11	<p>The proposal has been assessed against PPS3: Access, Movement and Parking. Given the sites location within the city centre (highly accessible location in close proximity to services and amenities) it is considered that the proposal is acceptable with no additional car parking spaces proposed, a view shared by Transport NI.</p>

9.12	<p><u>Contaminated Land</u></p> <p>Belfast City Council's EPU, following consultation through the non-statutory process requested a Phase 1 preliminary Risk assessment due to the potential for ground contamination with the vicinity of the application site. Their comments were based on the some minor internal alterations taking place on the ground floor of the building (relocating toilet block). However amendments have now been received that demonstrate that no alterations works are taking place on the ground floor. It is therefore considered that a PRA is no longer a requirement.</p>
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not cause demonstrable harm to the interests of acknowledged importance. Approval is therefore recommended.</p>
11.0	<p>Conditions</p> <p>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.</p> <p>Reason: Time Limit.</p> <p>2. Prior to the commencement of development details of the external finishes, including samples of materials to be used shall be submitted to Belfast City Council for agreement in writing, the development shall be constructed in accordance with those exemplars agreed and noted on the approved drawings.</p> <p>Reason: To ensure a quality standard of finish in the interests of visual amenity and the character and appearance of the area.</p>
12.0	<p>Notification to Department (if relevant)</p> <p>N/A</p>
13.0	<p>Representations from Elected members:</p> <p>None</p>

ANNEX	
Date Valid	21st December 2015
Date First Advertised	22nd January 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 13-15, Clarence Street, Town Parks, Belfast, Antrim, BT2 8DY, The Owner/Occupier, 24 Linenhall Street, Town Parks, Belfast, Antrim, BT2 8BG, The Owner/Occupier, Rochester Building, Adelaide Street, Town Parks, Belfast, Antrim, BT2 8FE,	
Date of Last Neighbour Notification	20th January 2016
Date of EIA Determination	N/A
ES Requested	No
Planning History LA04/2016/0060/DCA Proposal: Proposed 3 storey extension to existing building to provide additional office accommodation, relocation of Clarence Street entrance and internal reconfiguration of the existing floors and associated works Address: 26 Linenhall Street, Belfast, BT2 8NU, Decision: Pending Z/2001/0410/F Proposal: Provision of an additional storey with additional offices in the new roof space above Address: 26 Linenhall Street, Belfast, BT2 8NU Decision: Approval Decision Date: 02.08.2001	
Drawing Numbers and Title 01, 02, 03, 04, 05	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	