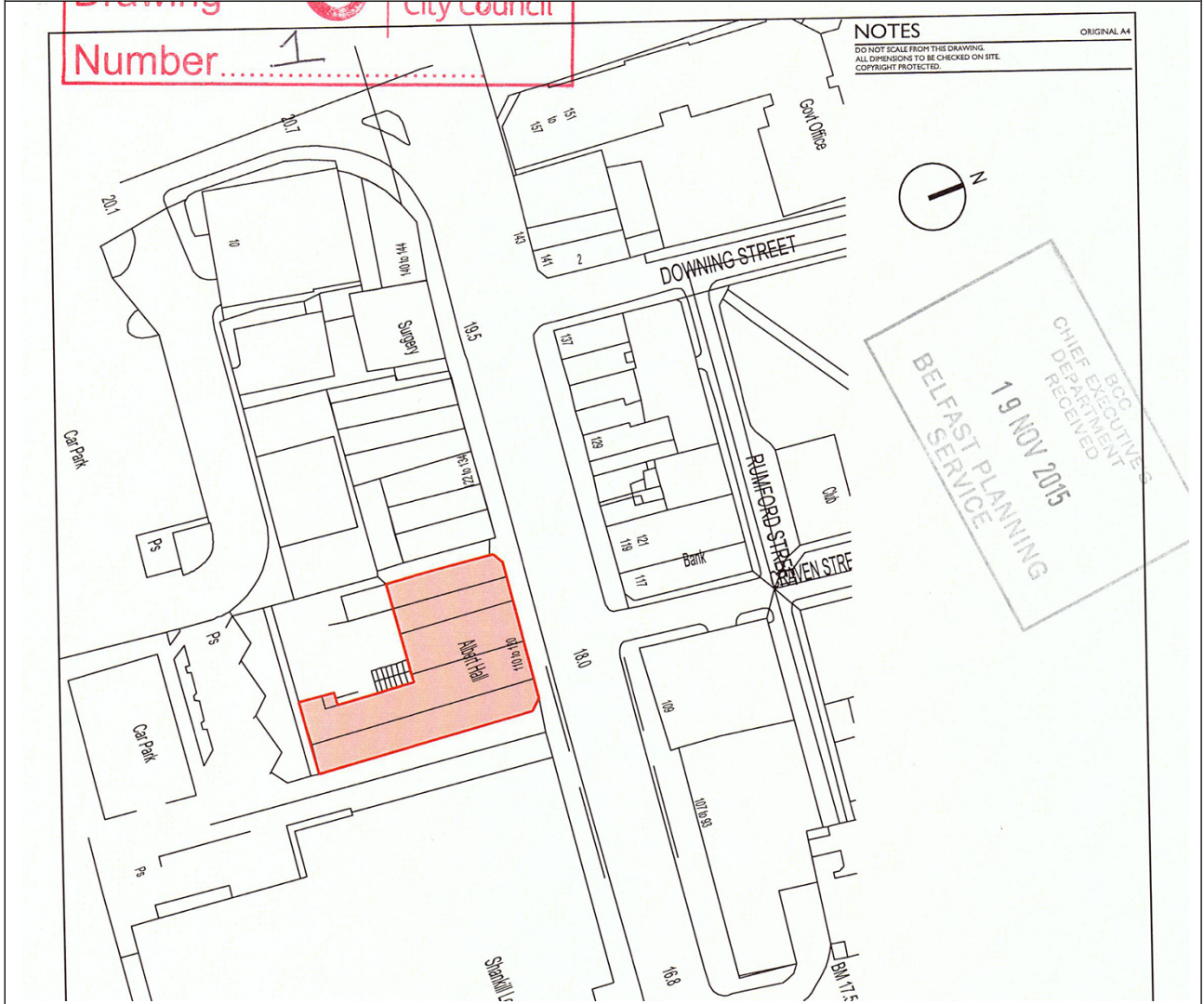


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 17 May 2016	
Application ID: LA04/2015/1456/LBC	
Proposal: Minor works	Location: Shankill Road Mission 110-120 Shankill Road Belfast BT13 2BD
Referral Route: BCC Application	
Recommendation:	Grant Listed Building Consent
Applicant Name and Address: Belfast City Council Urban Development Department 4-10 Linenhall Street Belfast BT2 8BP	Agent Name and Address: WDR & RT Taggart Laganwood House Newforge Lane Belfast BT9 5NX
<p>Executive Summary: The application seeks consent for minor repainting of front facade of Shankill Road Mission</p> <p>The main issue to be considered in this case is the :</p> <ul style="list-style-type: none"> • Impact of the proposal on the character of the listed building and its setting. <p>The proposal has been assessed against relevant planning policies including BMAP, SPPS and PPS 6, Archaeology and the Built Heritage.</p> <p>No objections /representations have been received. NIEA raised no objections to the proposal.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	<p>Description of Proposed Development Listed Building Consent is requested for minor painting works to the ground floor.</p>
2.0	<p>Description of Site The site is located at 110-120 Shankill Road, Belfast. It contains a detached three and a half storey, five bay building. The ground and first floor are finished in sandstone with the top floor finished with red brick. The building fronts directly onto Shankill Road with roller shutters shielding the ground floor windows.</p> <p>The area is of mixed use comprising of retail and commercial uses surrounded by terraced and semi detached residential dwellings. The site also zoned as a commercial node within BMAP.</p>

Planning Assessment of Policy and other Material Considerations

3.0	Site History None Relevant
4.0	Policy Framework
4.1	Regional Development Strategy Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 6 – Planning Archaeology and the Built Environment
5.0	Statutory Consultees Responses
5.1	NIEA – no objection
6.0	Non Statutory Consultees Responses
6.1	None
7.0	Representations
7.1	None
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal involves minor painting works to the ground level front facade of the building as part of Belfast City Council Renewing the Routes Improvement Scheme which seeks to regenerate arterial routes into the city. The works will repaint like for like and involve the painting of timber boards and banding above and roller shutters. The wrought iron entrance gate will be painted black with golf leaf detail.
9.2	The policy context is provided by Planning Policy Statement 6 – Planning Archaeology and the Built Environment. Policy BH 8 refers to the extension or alteration of a listed building. Consent will only be granted where criteria are met. It is considered that the repainting will not have an impact on the character of the building and its setting will be retained, all features of special interest will remain intact and unimpaired. The works are sympathetic with the building and the painting is being done like for like and in keeping with the existing building. NIEA – HBU were consulted on the application and have considered the effects of the proposal on the listed building and consider that the proposal satisfies the requirements of Policy BH 8 and as such are content without conditions.
10.0	Summary of Recommendation: Approval/Refusal It is considered that the application will enhance the appearance of the listed building

	without detracting from the character or affecting any architectural features. The scheme as shown in the drawings is acceptable and complies with planning policy. No objections or third party representations were received with this application. After taking into account all relevant information, including current planning policy, previous history and the current drawings it is recommended that Listed Building consent is granted.
11.0	<p>Conditions/Reasons for Refusal</p> <p>1. Time limit</p>
<p>Notification to Department (if relevant)</p> <p>Yes as the proposal seeks Listed Building Consent</p>	
<p>Representations from Elected members:</p> <p>None</p>	

ANNEX	
Date Valid	19th November 2015
Date First Advertised	4th December 2015
Date Last Advertised	15th January 2016
Details of Neighbour Notification (all addresses) N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Planning History None Relevant	
Summary of Consultee Responses NIEA – No objection	
Drawing Numbers and Title 01 – Site location plan 02 – Elevations	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	