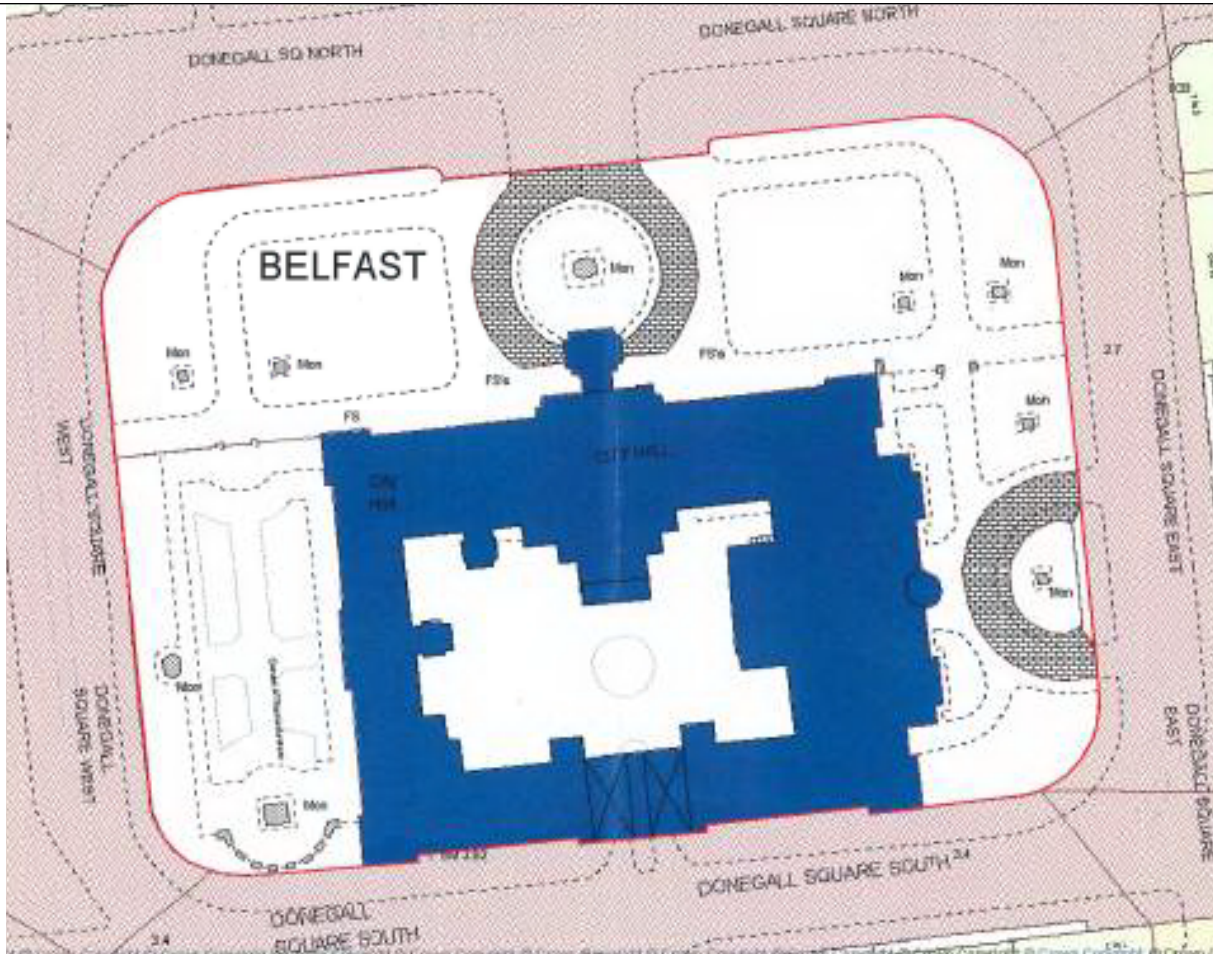


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 26 July 2016	Item Number: 7h
Application ID: LA04/2016/0938/F	
Proposal: Internal alterations including formation of 3no. new door openings and wall removal.	Location: Belfast City Hall
Referral Route: Belfast City Council Application	
Recommendation:	Grant Consent
Applicant Name and Address: Property and Projects Department Adelaide Exchange Adelaids Street Belfast	Agent Name and Address: Property Maintenance Unit Duncrue Complex Duncrue Road Belfast
<p>Executive Summary:</p> <p>Listed Building Consent is sought for internal operations including the formation of 3 No. openings to existing walls within the ground floor of Belfast City Hall. The structural openings as constructed are to be 1000mm wide by 2165mm high. The proposed works also involve the removal of a secondary internal masonry/ stud wall which is contained within one area of the building adjacent the east entrance in order to provide an additional larger room for future exhibitions</p> <p>Policy BH8 of PPS 6 states that consent will normally be granted to proposals for an extension or alteration to a listed building where the essential character of the building and its setting are retained; the works proposed make use of traditional and/or sympathetic building materials; and, the architectural details are in keeping with the building.</p> <p>NIEA: Historic Buildings Unit (HBU) has considered the effects of the proposal on the listed building and is content with the proposal without conditions. Historic Environment Division state that the proposed works are relatively minor in nature appropriately detailed and do not affect the essential character of the listed building.</p> <p>It is considered that the proposed works are relatively minor in nature and do not affect the essential character of the listed building.</p> <p><u>Recommendation</u> Grant Consent</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	Description of Proposed Development Listed Building Consent is sought for the formation of 3 No. openings to existing walls within the ground floor of Belfast City Hall as shown on the proposed drawing. The structural openings as constructed are to be 1000mm wide by 2165mm high. The proposed works also involve the removal of a secondary internal masonry/ stud wall which is contained within one area of the building adjacent the east entrance in order to provide an additional larger room for future exhibitions
2.0	Description of Site. The site is located at the existing City Hall, which fronts onto Donegall Square North and backs onto Donegall Square South. The memorial garden is to be located to the East of the City Hall building along Donegal Square East. There are existing monuments within the grounds of the City Hall. The area is commercial in nature with business, office, financial and retail uses dominating. The area is also within a conservation area which contains numerous listed buildings. The City Hall itself is also a Grade A listed building.

Planning Assessment of Policy and other Material Considerations

3.0	Relevant Planning History
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	<p>Z/2012/1188/LBC – Belfast City Hall – replacement of existing facade lighting at City Hall with Energy Efficient LED lighting, intelligent control systems and commissioning of the installation – Permission granted in 2003.</p> <p>Z/2012/1188/LBC Belfast City Hall Replacement of existing facade lighting at City Hall with Energy Efficient LED lighting, intelligent control systems and commissioning of the installation. Permission granted 2013</p> <p>Z/2011/1490/LBC – Belfast City Hall Installation of new stained glass window – Permission granted 2012.</p> <p>Z/2005/0332/LB – Belfast City Hall Replacement of existing sliding sash window with stained glass window – permission granted in 2005</p>
4.0	Policy Framework
4.1	Designation CC 008 – Civic Precinct Character Area Designation CC 029 – Local Landscape Policy Area – City Hall
4.2	Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 6: Planning, Archaeology and the Built Environment.
5.0	Statutory Consultee Responses
5.1	NIEA: Historic Buildings Unit - No Objection in Principle.
6.0	Representations
6.1	The listed building consent was advertised in the local press on 20 th May 2016.
7.0	Assessment
7.1	The key issue in the assessment of application for consent is consideration any potential impact on the Listed Building.
7.2	Listed Building Consent is sought for the formation of 3 No. openings to existing walls within the ground floor of Belfast City Hall. The proposed openings are located within the south, east and west wings. The structural openings as constructed are to be 1000mm wide by 2165mm high. The proposed works also involve the removal of a secondary internal masonry/ stud wall which is contained within one area of the building adjacent the east entrance in order to provide an additional larger room for future exhibitions.
7.3	Policy BH8 of PPS 6 states that consent will normally be granted to proposals for an extension or alteration to a listed building where the essential character of the building and its setting are retained; the works proposed make use of traditional and/or sympathetic building materials; and, the architectural details are in keeping with the building.
7.4	NIEA: Historic Buildings Unit (HBU) has considered the effects of the proposal on the listed building and is content with the proposal without conditions. Historic Environment Division state that the proposed works are relatively minor in nature appropriately detailed and do not affect the essential character of the listed building.
7.5	Detailed drawings, design and access statement and a visual image has been received. The proposed works would not cause unnecessary damage to the historic structure are in keeping with the other parts of the building and would harmonise with their surroundings. Minimal work is proposed to the listed building and all the work is internal.
7.6	Given that minimal work is proposed and all work is internal the proposal is considered acceptable.
8.0	Summary of Recommendation: Grant Consent
8.1	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and listed building consent is recommended subject to the

	following condition.
9.0	Conditions
	<p>1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <p>Reason: Time Limit.</p>

ANNEX	
Date Valid	6th May 2016
Date First Advertised	27th May 2016
Date Last Advertised	As above
Details of Neighbour Notification: N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	N/A
Drawing Numbers and Title 01 – Site Location Plan 02 – Proposed Floor Plan 03 – Axonometric Projection 04 – Levels and Cross Sections	
Representations from Elected Members: None	