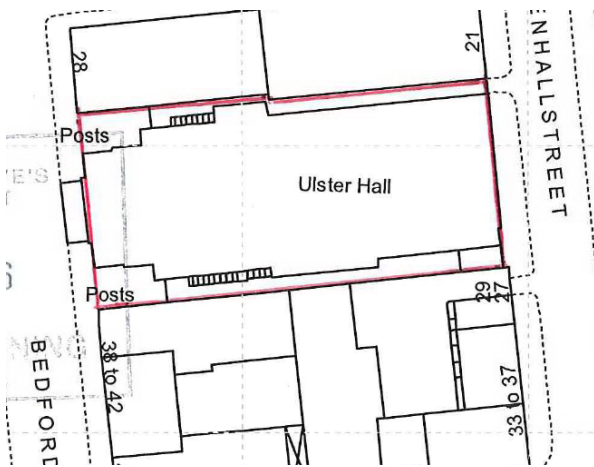


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2016/0818/F	
Proposal: Erection of statue.	Location: The Ulster Hall 34 Bedford Street Belfast BT2 7FF
Referral Route: Application Site within the Ownership of Belfast City Council	
Recommendation:	Approval
Applicant Name and Address: Wilgar Community Forum 111 Ardenlee Avenue Belfast BT6 0AD	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks full planning permission for the erection of a statue within the curtilage of the Ulster Hall</p> <p>. The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the character of the Linen Conservation Area; • Impact on the Ulster Hall (Listed Building) <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is identified as being within the settlement/development limits of the city. The site is further designated as being within the Linen Conservation Area. The principle of development is acceptable given the site is within the developed limits of the city.</p> <p>The proposal has been assessed against Strategic Planning Policy Statement (SPPS) and Planning Policy Statement 6 (PPS 6) Planning Archaeology and Built Heritage</p> <p>Consultees offered no objections in principle with the scheme, and the standard time limit condition is to be applied.</p> <p>No objections have been received following neighbour notifications and press advertisements.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result in demonstrable harm to the character of the conservation area or the neighbouring listed building.</p> <p>Approval is therefore recommended with condition.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

- | | |
|------|---|
| 1.01 | Description of Proposed Development |
| .1 | Permission is sought for the erection of a statue to the side of the Ulster Hall. |
| 2.02 | Description of Site |
| .1 | The site is within the Linen Centre Conservation Area and is located to the side of the Ulster Hall, home of the Belfast Orchestra and a venue for both speaking and musical events. The Hall is a Listed Building within the City centre it is two storeys high with a performance and audience area at ground floor and tiered seating above. The front of the building is finished in painted render with decorative block work appearance, pilasters and quoins. The shape of the building, being wider at the rear, creates a gap between the entrance into the hall and the neighbouring building; it is this location which is to be used for the statue. The character of the surrounding area is dominated by commercial uses, mainly offices and shops. |

Planning Assessment of Policy and Other Material Considerations

- | | |
|------|---|
| 3.0 | Site History |
| 3.1 | Z/2012/0148/A consent refused; appeal 2012/A0172 allowed and consent to display granted temporary permission. |
| 4.0 | Policy Framework |
| 4.1 | Belfast Metropolitan Area Plan 2015 |
| 4.2. | Strategic Planning Policy Statement |
| 4.3 | Planning Policy Statement 6 (PPS 6) |
| 5.0 | Statutory Consultees Responses |
| 5.1 | Historic Environment Division (HED) – no objection |
| 6.0 | Non Statutory Consultees Responses |
| 6.1 | BCC Conservation area officer(CAO) – no objected |
| 7.0 | Representations |
| 7.1 | No third party comments have been received following neighbour notifications and press advertisements. |

8.0	Other Material Considerations
8.1	8.1 Linen Conservation Area guide
9.0	9.0 Assessment
9.1	9.1 The site is zoned within the existing development limits of the city and is further zoned as being within the Linen Conservation area. In principle the erection of a statue at this location is acceptable providing it can comply with policy restrictions as set out in PPS 6.
10.0	Strategic Planning Policy Statement (SPPS)
10.1	The proposal is considered to comply with paragraph 3.8 of the SPPS which indicates that development within the development limits is acceptable where no areas of acknowledged importance are negatively impacted upon. The areas of acknowledge importance in this case are the potential impact on the neighbouring listed building (Ulster Hall) and the Conservation Area designation. The proposal being a piece of public art, in the form of a statue of a musician, outside of a hall dedicated to musical performances is an acceptable form of development. The CAO and HED have stated that the proposed statue will have no negative impact on the Conservation Area or the neighbouring Listed Building therefore, areas of acknowledge importance are unaffected by the proposal ensuring that this proposal complies with the SPPS.
10.2	<p>Planning Policy Statement 6</p> <p>Policy BH 12 relates to new developments within the Conservation Area, it sets out seven key points that must be met for the development to be considered acceptable. I am satisfied that the proposal complies with the policy, in that, it will not negatively impact on the character of the conservation area as confirmed by CAO comments, the plinth for the statue is sympathetic to the build form of the Hall, being rendered to match. The scale of the statue is appropriate for the area and it will not impact negatively on the local environment or involve the removal of landscape features. The proposed statue will not impact on long distance views within the Conservation Area, given that, the location is set back behind front elevation wall of Hall's main entrance; views will be limited to a small area of Bedford Street fronting the Hall.</p> <p>The proposal is considered acceptable with the standard time limited condition and a condition requesting the final construction details to be submitted for a approval.</p>
10.3	
Neighbour Notification Checked Yes	
Summary of Recommendation:	
Approval - proposal complies with planning policy.	
Conditions	
<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. Detailed drawings and specifications for the proposed statute shall be submitted to the District Council planning authority for consideration by HED, prior to construction onsite.</p> <p>Reason: To protect the setting of the listed building</p>	

ANNEX	
Date Valid	19th April 2016
Date First Advertised	6th May 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) 31 Linenhall Street, Town Parks, Belfast, Antrim, BT2 8AB, 33-35 Linenhall Street, Town Parks, Belfast, Antrim, BT2 8AB, 34-36, Bedford Street, Town Parks, Belfast, Antrim, BT2 7FF, Allianz House, 21 Linenhall Street, Town Parks, Belfast, Antrim, BT2 8AB, Bryson House, 28 Bedford Street, Town Parks, Belfast, Antrim, BT2 7FE, Orr House, 27 Linenhall Street, Town Parks, Belfast, Antrim, BT2 8AR,	
Date of Last Neighbour Notification	25th May 2016
Date of EIA Determination	
ES Requested	No
Planning History - None with relevance to this application	
Drawing Numbers and Title Drawing No. 01 Type: site location Status: Submitted Drawing No. 05a Type: front elevation Status: Submitted Drawing No. 08a Type: proposed ground floor plan Status: Submitted Drawing No. 09a Type: proposed front elevation Status: Submitted	

Drawing No. 01
Type: site location
Status: Submitted

Drawing No. 05a
Type: front elevation
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Drawing No. 08a
Type: proposed ground floor plan
Status: Submitted

Drawing No. 09a
Type: proposed front elevation
Status: Submitted

Notification to Department (if relevant) N/A