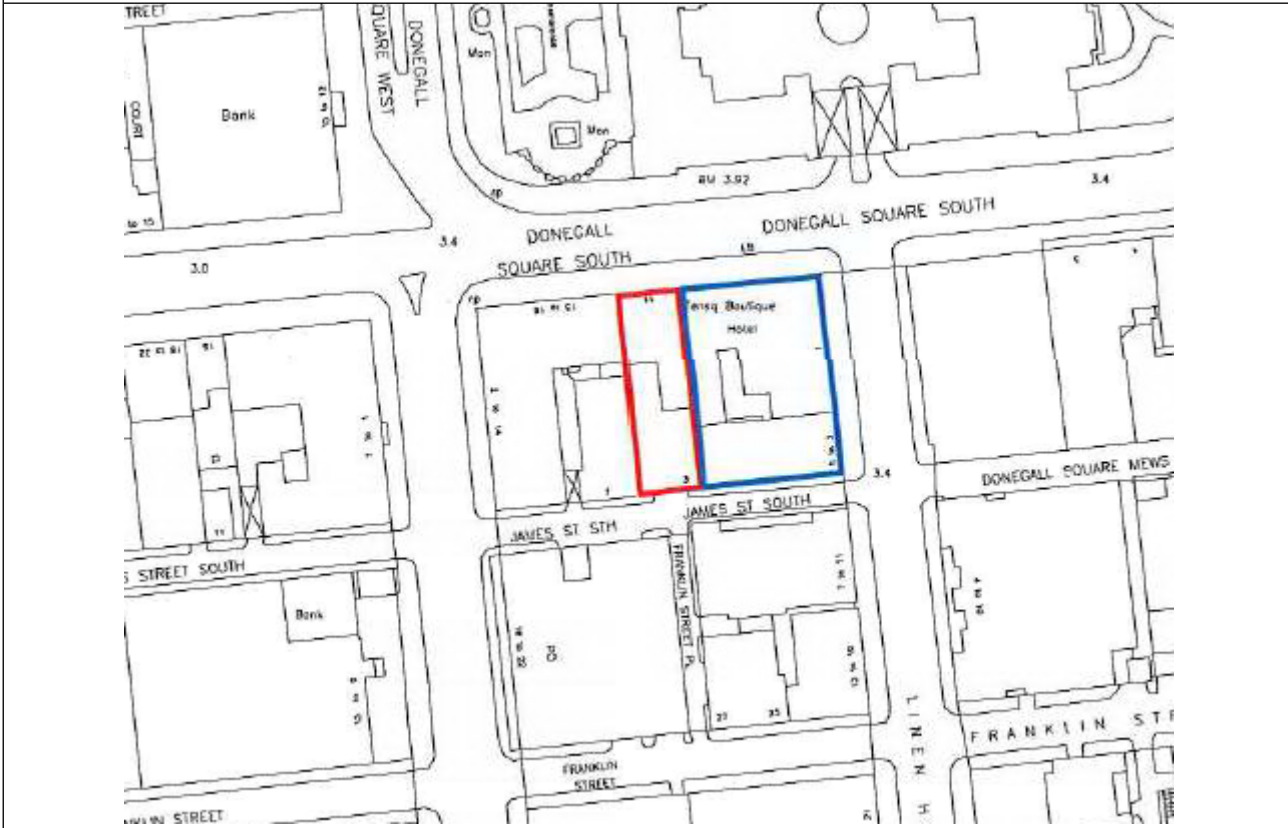


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 18 October 2016	
Application ID: LA04/2016/0098/F	
Proposal: Change of use from 7 storey office building. To provide additional hotel accommodation for adjacent Ten Square Hotel (66 en-suite bedrooms) and ancillary accommodation, including façade elevation changes	Location: Scottish Amicable House 11 Donegall Square South Belfast
Referral Route: Large Alteration and Extension to Commercial Premises.	
Recommendation:	Approval
Applicant Name and Address: Kilmona Property Ltd Adelaide House 1 Falcon Road Belfast BT12 6SJ	Agent Name and Address: Coogan and Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p>Executive Summary:</p> <p>The application seeks full planning permission for the change of use from office building to provide additional hotel accommodation; proposal will involve facade changes to the building. . 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 area; • Impact on neighbouring amenity; and • Traffic and parking. <p>The site is located within the development limits of Belfast City Centre as designated within the Belfast Metropolitan Area Plan and is further zoned within the Linen Conservation Area. The principle of development is acceptable given the site is within the development limits.</p> <p>The proposal has been assessed against Strategic Planning Policy Statement (SPPS) and the car parking access element against Planning Policy Statements 3, 6 & 16</p> <p>Consultees offered no objections in principle with the scheme, and standard conditions and informatives are 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 area and residential amenity. Approval is therefore recommended with conditions.</p>	

Case Officer Report

Site Location Plan



Characteristics of the Site and Area

1.0	Description of Proposed Development
1.1	Permission is sought for the change of use from existing office space to hotel accommodation; works to include new facade and internal parking provision.
2.0	Description of Site
2.1	The site is a multi storey office block occupying a central position within a row of three buildings; the other buildings dating from Victorian/Edwardian periods both currently listed. The site is seven storeys high, the top storey being set back from the front elevation. The facade of the site has a horizontal appearance defined by windows stretching from side wall to side wall and concrete panels between each set of windows. The site is located within the city centre therefore; the surrounding area is commercial in character. The neighbouring properties consist of a three storey hotel (Ten Square) and a five storey office building (Scottish Mutual). The site fronts onto Belfast City Hall and Cenotaph.

Planning Assessment of Policy and Other Material Considerations

3.0	Site History
3.1	LA04/2016/0099/DCA – demolition works associated with this current proposal
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015

4.2 Strategic Planning Policy Statement

4.3 Planning Policy Statement 6

4.4 Planning Policy Statement 16

4.5 Planning Policy Statement 3

5.0 Statutory Consultees Responses

5.1 NIEA – no objection

5.2 Transport NI – no objection with conditions and informatives

5.3 Water NI – no objection

6.0 Non Statutory Consultees Responses

6.1 BCC Conservation Area officer – no objection

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 Linen Conservation Area Guide

9.0 Assessment

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.

9.2 The proposed development is within the development limits as defined in the area plan, it does not appear to conflict with other land zoning designated within the plan. The area plan strategy and framework document expresses the opinion of the RDS and states that the need to support the growth of tourism in NI as one of two economic development themes by achieving balance between tourism and conserving the natural, built and cultural assets. In regards to tourism development within Conservation Areas it is stated that development should not be approved within the majority of the extent to protect the tourism asset. Table 6 of the document however indicates that three conservation areas within the city are acceptable for tourism development; Linen, Cathedral and city centre. The proposed extension to the Ten Square is a tourism development for the city; it is located within the Linen Conservation Area and therefore is compliant with the general thrust of the area plan.

10.0 Strategic Planning Policy Statement (SPPS)

The proposal also complies with the requirements of the SPPS; paragraph 3.8, of the document, advises that development complying with the area plan should be granted permission where there is no harm to areas of acknowledged importance. I am satisfied that the proposal is compliant with the area plan and given the comments from the Consultees there appears to be no harm to other areas of acknowledged importance. The SPPS within paragraphs 6.251 to 6.255 speaks of tourism having the potential to make a vital contribution to the NI economy and expresses the aim to manage tourism developments within the built and natural environment. I am satisfied that the proposal is SPPS compliant the tourism development i.e. extension to hotel is within an acceptable area and will enhance the Conservation Area character by removing a current vacant office building of low architectural merit.

11.0 Planning Policy Statement 6

Policy BH 12 advises that permission will only normally be granted for proposals where seven key criteria is met. The Council in considering this development consulted internally and externally with the Conservation Area Officer and a consultant urban designer. Having requested and receiving a number of changes to the proposal the Consultees found the proposal to be acceptable and will not harm either the character of the surround conservation area or the neighbouring listed buildings. At this stage it is worth bring to the attention of the reader that Historic Environment Division (HED) was also consulted regarding the impact of the proposal on the setting of the neighbouring buildings. HED in their response indicated that the proposal satisfied the requirements of policy BH11 of PPS 6. I am content that the proposal complies with the requirements of PPS 6 and thus is an acceptable form of development within the setting of listed buildings and within the character of the Linen conservation area.

12.0 Planning Policy Statement 16

Policy TSM 1 expresses that planning permission will be granted for tourism development, including accommodation, within the settlement provided it is of a nature appropriate to the settlement. Also that it respects the site context in terms of scale, size and design and has regards to the specific provisions set out in the area plan. I am content that this proposal complies with the policy; the proposal is acceptable in terms of specifics set out in the area plan and other relevant planning policies.

13.0 Planning Policy Statement 3

The proposal has a limited number of parking spaces within the confines of the site; Transport NI was consulted for an opinion to the acceptability of the proposal in regards to access, circulation and parking. Transport NI found the proposal to be acceptable with the inclusion of three conditions relating to the parking layout, cycle parking spaces and operating in accordance with Service Management Plan and Travel Plan.

14.0 Summary of Recommendation:

Having considered the opinions of the Consultees and the designations within the Area Plan and relevant planning policy the application is recommended for subject to the conditions set out below.

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with the approved layout Drawing No. 07B, '15-182-02 Rev B, Proposed Ground & First Floor Plan' bearing the Belfast City Council Planning Office date stamp 15 June 2016 to provide adequate facilities for

parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

3. A minimum of 5 No. cycle parking spaces shall be provided and permanently retained within the development for use by staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

4. The development hereby permitted shall operate in accordance with the approved Travel Plan and Service Management Plan bearing the Belfast City Council Planning Office date stamp 22 June 2016. This includes provision of the Translink TaxSmart Initiative and the Bike2Work Initiative and measures to encourage sustainable travel by staff and visitors agreed with TransportNI.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles and servicing arrangements in the interests of road safety and the convenience of road users.

Informatives

1.The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Regional Development for which separate permissions and arrangements are required.

2.Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Transport NI Section Engineer through the relevant

Eastern Division

Hydebank

4 Hospital Road

BELFAST

BT8 8JL

Section Office (Belfast North, 148-158 Corporation Street, BT1 3DH, Belfast). A monetary deposit will be required to cover works on the public road.

3. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

4.All construction plant and materials shall be stored within the curtilage of the site.

5. It is the responsibility of the Developer to ensure that water does not flow from the

site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

6. Pedestrian Crossing Points across the proposed entrances are to be provided in accordance with the DTER/Scottish Office publication 'Guidance on the use of Tactile Paving'.

7. This development requires the installation of a grease trap.

ANNEX	
Date Valid	24th December 2015
Date First Advertised	29th January 2016
Date Last Advertised	29 th January 2016
Details of Neighbour Notification (all addresses) The Owner/Occupier, 16-22 Bedford Street Belfast The Owner/Occupier, 3-5 Linenhall Street Belfast The Owner/Occupier, 4th Floor, The Warehouse, 7 James Street South, Town Parks, Belfast, Antrim, BT2 8DN, The Owner/Occupier, 5th Floor, The Warehouse, 7 James Street South, Town Parks, Belfast, Antrim, BT2 8DN, The Owner/Occupier, 7-11 Linnehall Street Belfast The Owner/Occupier, Belfast City Hall Doengal Square South Belfast The Owner/Occupier, The Warehouse, 7 James Street South, Town Parks, Belfast, Antrim, BT2 8DN,	
Date of Last Neighbour Notification	17th June 2016
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: Z/2013/1300/F Proposal: Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces, hotel bedrooms and loft apartments to include internal and external alterations Address: Scottish Mutual Building, 15-16 Donegall Square South and 2-14 Bedford Street, Belfast, BT1 5JG, Decision: PG Decision Date: 04.03.2014 Ref ID: LA04/2015/1152/F Proposal: Proposed change of use from existing 8 storey office building to provide additional hotel accommodation for adjacent Ten Square Hotel (46 Ensuite rooms) and ancillary accommodation, including façade elevational changes. Address: Lancashire House, 3-5 Linenhall Street, Belfast, Decision: PG Decision Date: 29.01.2016	

Drawing Numbers and Title
Drawing No. 01 Type: site location Status: Submitted
Drawing No. 07b Type: proposed ground and first floors Status: Submitted
Drawing No. 08b Type: proposed third and fourth floors Status: Submitted
Drawing No. 09b Type: proposed fifth to seventh floors Status: Submitted
Drawing No. 10b Type: proposed elevations Status: Submitted
Notification to Department (if relevant): N/a