

Development Management Officer Report Committee Application

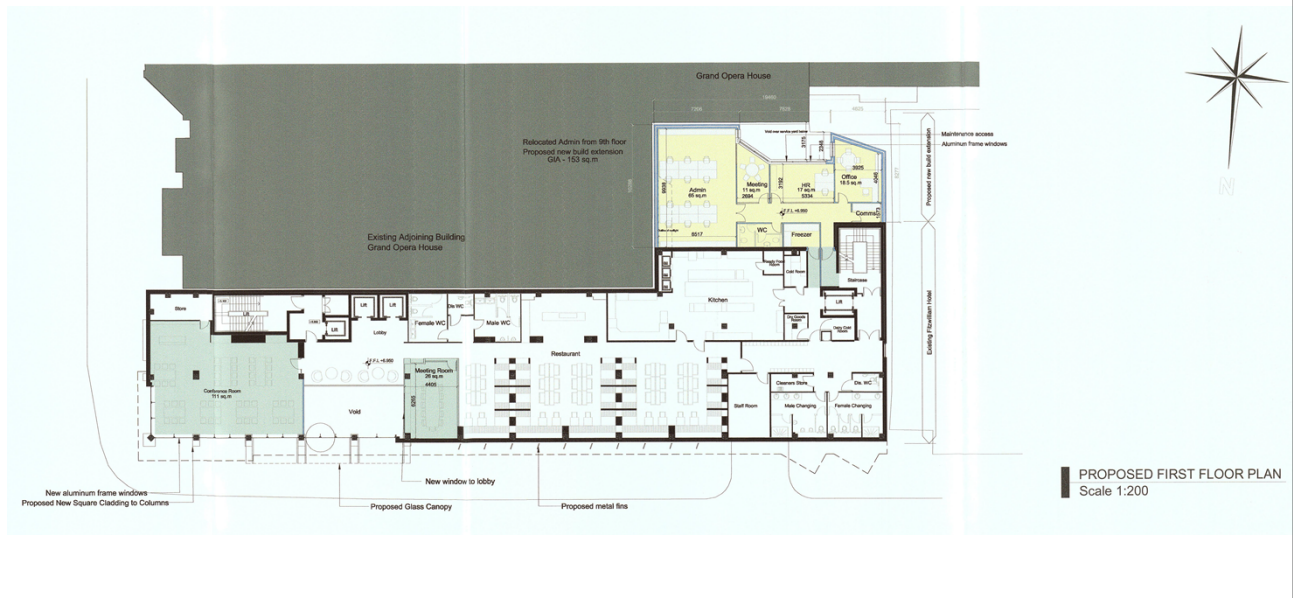
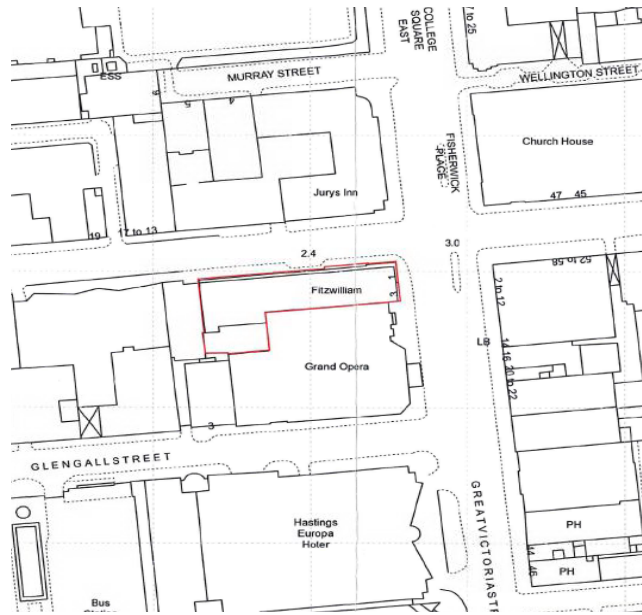
Summary	
Committee Meeting Date: 15 November 2016	
Application ID: LA04/2016/1878/F	
Proposal: Extension and reconfiguration of the existing Fitzwilliam Hotel to provide an additional 30 bedrooms, new gym/spa facilities, roof garden/terrace internal reconfiguration of meeting rooms and administration areas; and upgrade of the main entrance and ground level façade fronting Great Victoria Street and Grosvenor Road.	Location: The Fitzwilliam Hotel Great Victoria Street Belfast BT2 7BQ
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: Graffan Properties Limited Elliott Duffy Garrett Royston House 34 Upper Queen Street Belfast BT1 6FD	Agent Name and Address: Turley Hamilton House 3 Joy Street Belfast BT2 8LE
<p>Executive Summary: The application seeks full planning permission for the extension and reconfiguration of the existing Fitzwilliam Hotel to provide an additional 30 bedrooms, new gym/spa facilities, roof garden/terrace internal, the reconfiguration of meeting rooms and administration areas; and upgrade of the main entrance and ground level façade fronting Great Victoria Street and Grosvenor Road.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The acceptability of proposed extension • Impact on setting of Listed Building (the Grand Opera House) • Impact on setting of Conservation Area • Impact on Amenity • Transport and Parking <p>The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan. The eastern part of the site lies within the Belfast City Centre Conservation Area and borders the Linen Conservation Area and is within the Civic Precinct Character Area (Designation CC0008). The principle of the use is acceptable given the established nature of the existing hotel on the site.</p> <p>The impact on the adjacent Opera House has been assessed against Policy BH11 and BH12 of PPS6. It is considered that there will be no adverse impact on the listed building as the proposed extension is no higher than the existing hotel. For similar reasons the proposal will not adversely affect views into the City Centre Conservation Area from the western approach. Historic Environment Division have offered no objections.</p> <p>The proposal has been assessed against the following Policies – Strategic Planning Policy for Northern Ireland, Planning Policy Statement 3: Access Movement and Parking, Planning Policy Statement 6: Planning, Archaeology and Planning Policy Statement 16 – Tourism.</p>	

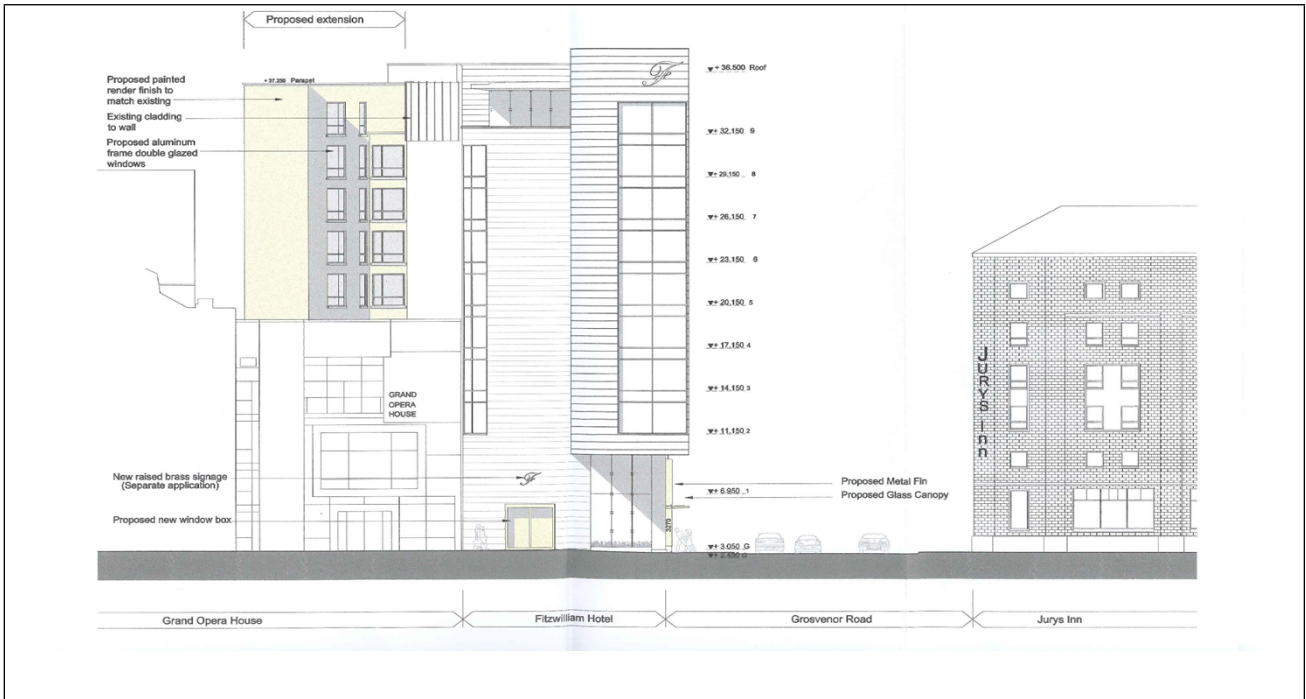
Transport NI, NIWater, Department of Communities Historic Environment Division and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.

Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be approved subject to conditions.

Case Officer Report

Site Location Plan





<p>1.0</p>	<p>Description of Proposed Development Extension and reconfiguration of the existing Fitzwilliam Hotel to provide an additional 30 bedrooms, new gym/spa facilities, roof garden/terrace internal reconfiguration of meeting rooms and administration areas; and upgrade of the main entrance and ground level façade fronting Great Victoria Street and Grosvenor Road. The extension is 9 storeys high, commencing above the service yard at first floor level, raising this section to the same height as the</p>
<p>2.0</p>	<p>Description of Site Brownfield site located to immediate rear of existing hotel, currently used as a service yard. A high close boarded fence defines the roadside (northern) boundary with an access gate providing access to the service yard from the Grosvenor Road. The site is partly located within the Belfast City Centre Conservation Area, with the extension located just outside the Conservation Area.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
<p>3.0</p>	<p>Site History</p>
<p>3.1</p>	<p>No relevant planning history on the site.</p>
<p>4.0</p>	<p>Policy Framework</p>
<p>4.1</p>	<p>Belfast Metropolitan Area Plan 2015</p>
<p>4.2</p>	<p>SPPS Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 16 - Tourism</p>
<p>5.0</p>	<p>Statutory Consultees Transport NI – No objection Department for Communities Historic Environment Division – No objection</p>

	NI Water – No objection
6.0	Non-Statutory Consultees Environmental Health BCC – No objection
7.0	Representations None received
8.0	Other Material Considerations City Centre Conservation Area guidance document Belfast City Centre Regeneration and Investment Strategy (September 2015)
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - The acceptability of proposed hotel extension - Impact upon setting of adjacent listed building - Impact upon setting of City Centre Conservation Area - Impact on amenity of adjacent buildings - Transport and Parking
9.2	Principle of development on the Site & Height, Scale and Mass The site is located within the development limits of the Belfast Metropolitan Area Plan. The presumption is therefore in favour of development subject to the planning considerations detailed below. The site is located within the Civic Precinct (CC008) and the eastern part of the site is within the City Centre Conservation Area as designated in BMAP.
9.3	The proposal is a 9 storey extension to an established 10 storey hotel located on a main junction within Belfast City Centre. The proposed use is therefore acceptable in what is an accessible, prime city centre location.
9.4	The site is located within the civic precinct as designated in the Belfast Metropolitan Area Plan. This sets out a number of urban design criteria for the area. Although there are no criteria specific to the Grosvenor Road area there are criteria requiring new development to take account of the height of adjoining buildings, respecting the established building line, building heights should be between 5 and 7 storeys high and the facade of larger development proposals shall be broken up visually to reflect the scale of traditional units. In terms of the adjoining buildings the Grand Opera House is 4 storeys high, however the extension is no higher than the existing hotel and is located to the rear, and will not be visible from ground level on Great Victoria Street. When viewed from the western approach the extension shall read with the existing hotel and will fill the gap between the hotel and the adjacent Glengall Exchange, which sits approximately 6m lower than the extension. Given this minor height difference in what is a high rise inner urban setting the proposal will not adversely affect the character of the streetscape.
9.5	The proposal has been assessed against paragraphs 4.23-4.29 of the SPPS. The design displays the typical vertical proportions of the existing hotel and adjacent building and a similar solid to void ratio of the existing hotel. A vertical flat roofed stone section helps define the end of the structure and provides a visual break between the hotel and the adjacent listed building.
9.6	Impact on adjacent listed building The proposal has been assessed against Policy BH11 of Planning Policy Statement 6 given its proximity to The Grand Opera House, Great Victoria Street, Belfast a Grade A listed building of special architectural and historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.
9.7	HED considers the proposal satisfies the requirements of Policy BH11- Development affecting the Setting of a Listed Building of the Department's Planning Policy Statement 6:

	<p>Planning, Archaeology and the Built Heritage. The proposed extension is no higher than the existing Fitzwilliam Hotel. It is also set well Back from the rear of the listed Grand Opera House. It will not adversely affect the setting and the main vantage points of the Grand Opera House along Great Victoria Street and Glengall Street.</p>
9.8	<p>Impact on Setting of Conservation Area The proposal has been assessed against Policy BH12 of PPS6. The eastern part of the site is located within the City Centre Conservation Area as designated in the Area Plan. In terms of any potential impact upon the setting of the conservation area the extensions peripheral location to the back of the site will ensure that views out of or into the conservation area will not be prejudiced. As stated above, from the western approach into the City Centre Conservation Area the extension shall fill a visual break between the existing hotel and Glengall Exchange. Within this high rise, high density inner urban context there will be no adverse impact on views into the city centre.</p>
9.9	<p>Impact on amenity The proposal has been assessed against paragraphs 4.11 and 4.12 of the SPPS and an Outline Construction Management Plan was submitted with the application.</p>
9.10	<p>The report details that construction of the Fitzwilliam Hotel is in a close proximity to the Grand Opera House (GOH) and that the noisy work such as piling will occur during the day. The normal hours of operation will be Monday to Friday 07.30 to 17.30 Hours and Saturday 08.00 to 16.00 Hours and no noisy works on a Sunday. It is not anticipated to work at night. The Opera House often operates matinees concerts and close liaison is to be scheduled with the Opera House to ensure construction noise does not disturb its commercial operation.</p>
9.11	<p>The report goes on to state the piling operation will be restricted to day time and prior to the commencement of works a schedule of works will be agreed with the GOH seeking to avoid matinees shows.</p>
9.12	<p>The Acoustic report identified that the closest noise sensitive accommodation was the hotel bedrooms. The report recommends and details a 2 metre acoustic barrier to screen the new plant room area to ensure noise levels are reduced for the patrons of the roof garden reference Appendix 3 KRM Acoustic Noise Assessment. The report also recommended sound insulation of windows of bedrooms and other noise control measures in compliance with British Standard BS 8233:2014 (Guidance on sound insulation and noise reduction for buildings).</p>
9.13	<p>Environmental Health has subsequently requested that a condition is attached to ensure this acoustic barrier is put in place to mitigate against any potential noise impact on neighbouring premises.</p>
9.14	<p>Transport and Parking The proposal has been assessed against Policies AMP7, 8 and 9 of PPS3. Transport NI (TNI) have assessed the submitted Travel Plan and Service Management Plan and have offered no objections subject to the condition detailed below at 11.2.</p>
10.0	<p>Summary of Recommendation:</p>
10.1	<p>Extension to established Hotel in a highly accessible city centre location. The proposal will not affect views into or out of the City Centre Conservation Area. Any minor works to the part of the building located within the Conservation Area are very much in keeping with the existing structure and the character of the City Centre Conservation area will be enhanced as a result. The proposal is in keeping with the existing building and respects the setting of the adjacent listed Opera House with the Historic Environment Division offering no</p>

	objection.
11.0	Conditions
11.1	<p>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>
11.2	<p>The development hereby permitted shall operate in accordance with the approved Travel Plan, incorporating the Service Management Plan at Appendix B, Belfast Planning Service date stamped 26 August 2016.</p> <p>Reason: To facilitate access to the site by means other than the private car and the servicing of the site in the interests of road safety and traffic progression.</p>
11.3	<p>A 2 metre high acoustic barrier shall be installed to screen the plant room as detailed in KRM Acoustic Noise Assessment Appendix 3. The barrier to have a minimum surface density of 25 Kg/m².</p> <p>Reason: In the interests of public amenity.</p> <p>Informatives</p> <p>Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should immediately cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures (and if required a Verification Report) should be prepared and submitted for appraisal.</p> <p>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.</p> <p>All construction plant and materials shall be stored within the curtilage of the site.</p> <p>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.</p> <p>The applicant is advised to ensure that all plant and equipment used in connection with the new development is so situated, operated and maintained as to prevent the transmission of noise to nearby commercial units.</p> <p>All noise control measures including the windows and frames to the new bedrooms shall be designed and constructed to ensure sound insulation in compliance with BS S 8233:2014 (Guidance on sound insulation and noise reduction for buildings, BSI).</p>
12.0	Notification to Department (if relevant) N/A

13.0	Representation from elected member N/A
Neighbour Notification Checked Yes	
ANNEX	
Date Valid	8th September 2016
Date First Advertised	30th September 2016
Date Last Advertised	30th September 2016
Details of Neighbour Notification (all addresses) 10 Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 12 Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 14-16, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 14-18, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7SE, 17, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, 2, 14-18, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 2-4 Grand Opera House, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 3 Glengall Street, Town Parks, Belfast, Antrim, BT12 5AB, 3, 14-18, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 4, 14-18, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 6, 14-18, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 6-8, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, 7, 14-18, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7BA, Grand Opera House, Great Victoria Street, Town Parks, Belfast, Antrim, BT2 7HR, Jurys Inn Belfast, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DY, Murray House, 4 Murray Street, Town Parks, Belfast, Antrim, BT1 6DN, Presbyterian Church In Ireland, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DW, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, UNIT 1, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, UNIT 16, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, Unit 2, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU, Unit 5-6, Spires Mall, Fisherwick Place, Town Parks, Belfast, Antrim, BT1 6DU,	
Date of Last Neighbour Notification	22nd September 2016
Date of EIA Determination	N/a
ES Requested	N/a
Drawing Numbers and Title 1, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	