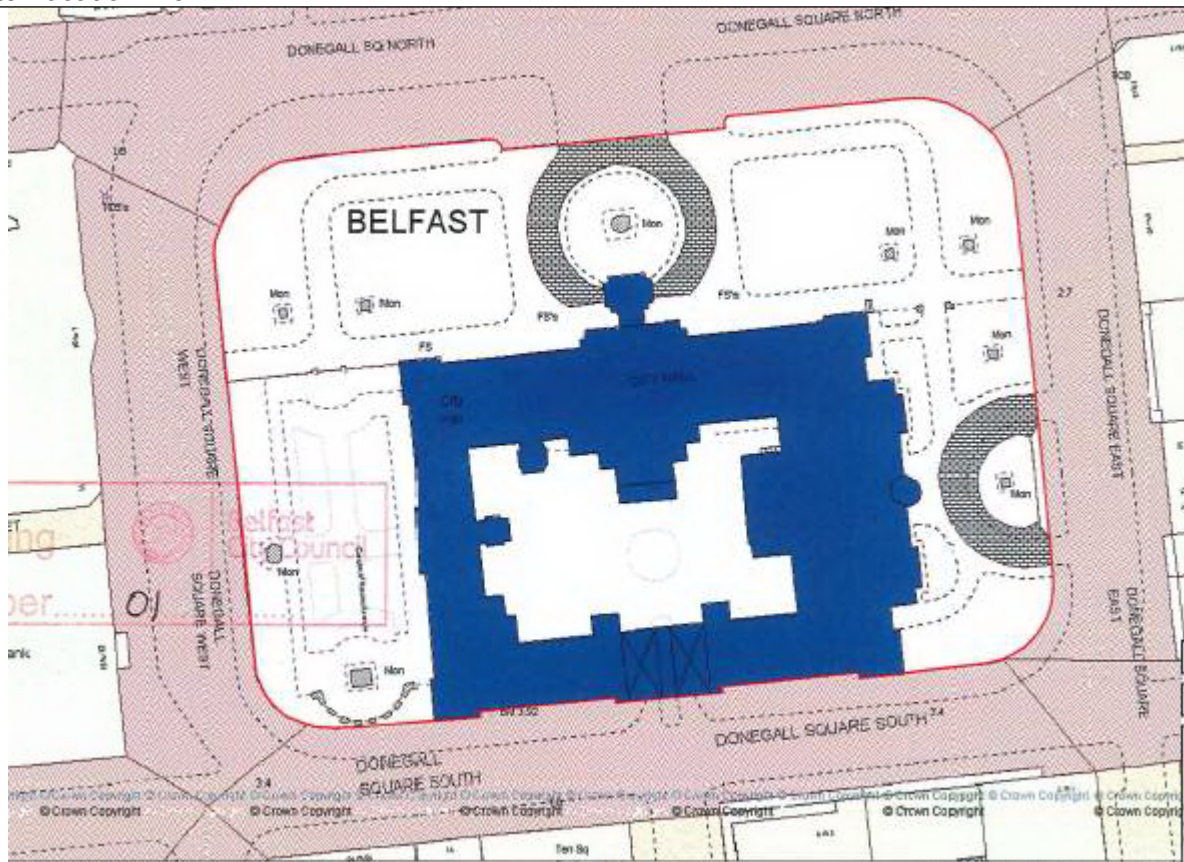


**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date:	
Application ID: LA04/2016/2639/LBC	
Proposal: Alterations to existing male toilets to include wheelchair accessible unisex sanitary accommodation. Removal of an existing stud wall and replaced with a new stud partition.	Location: Belfast City Hall Donegal Square Belfast BT1 5GS
Referral Route: Planning Committee – property in the ownership of Belfast City Council	
Recommendation:	Grant Listed Building Consent
Applicant Name and Address: Belfast City Council Property And Projects Department Adelaide Exchange Adelaide Street Belfast BT2 8BP	Agent Name and Address: Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP
Executive Summary: Listed building consent is sought for internal operations to Belfast City Hall to include the provision of toilet facilities for disabled persons within the existing ground floor male toilets. Works will include removal and placement of stud walling (East Entrance Foyer). The site (City Hall) is a Grade 1 Listed Building. Historic Environment Division has no objection. It is considered that the proposed works are relatively minor in nature and do not affect the essential characteristics of the listed building. Recommendation – Grant Listed Building Consent.	

Case Officer Report

Site Location Plan



Characteristic of the Site and Area

1.0 Description of Proposed Development

Listed Building Consent is sought for the alterations to existing male toilets to include wheelchair accessible unisex sanitary accommodation. All locally disturbed surfaces will be made good and receive tiled finish. Proposed works to also include the removal of an existing stud wall and replace with a new stud partition, retaining the existing window frame detailing.

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 Policy Framework

- 3.1 Belfast Metropolitan Area Plan 2015
- Designation CC 008 – Civic Precinct Character Area
- Designation CC 029 – Local Landscape Policy Area – City Hall

3.2	Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning Policy Statement 6: Planning, Archaeology and the Built Environment.
4.0	Statutory Consultee Responses
	None
5.0	Non Statutory Consultee Responses
5.1	Department for Communities: Historic Environment Division – No objection
6.0	Representatives
6.1	The listed building consent was advertised in the local press on 6 January 2017.
7.0	Assessment
7.1	The key issue in the assessment of this application for listed building consent is consideration of any potential impact on the listed building.
7.2	The proposed works is to the male toilet block to provide disabled facilities. Proposed works to also include the removal of an existing stud wall and replace with a new stud partition, retaining the existing window frame detailing (East Entrance Foyer). The works will not involve the removal of the period architectural fabric of the building and is considered compliant with the requirements of PPS 6.
7.3	HED considers the proposals satisfy the requirements of Policy BH8: Extension or Alteration of a Listed Building of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.
8.0	Summary of Recommendation: Grant Consent
8.1	Having regard to the policy context the proposal is considered to be acceptable and listed building consent is recommended.
<u>Condition</u>	
The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.	
Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.	

ANNEX	
Date Valid	20th December 2016
Date First Advertised	6th January 2017
Date Last Advertised	
Details of Neighbour Notification N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
<p>Drawing No. 01 Type: site location Status: Submitted</p> <p>Drawing No. 02 Type: existing ground floor plan Status: Submitted</p> <p>Drawing No. 03 Type: proposed ground floor plan Status: Submitted</p> <p>Drawing No. 04 Type: services detail plan Status: Submitted</p>	
Notification to Department (if relevant)	
<p>Date of Notification to Department: Response of Department:</p>	