

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 14 March 2017	
Application ID: LA04/2016/1566/F	
Proposal: Change of use from youth hostel to 6 apartments. Demolition of 2 storey rear extension and construction of 2 storey rear extension. Erection of railing, roof windows and chimney, elevation changes.	Location: 12 College Square North Belfast
Referral Route: More than 4 residential units	
Recommendation: Approval	
Applicant Name and Address: Dunedin Developments Ireland 22 Mallusk Road Newtownabbey BT36 4PP	Agent Name and Address: APS Architects LLP Unit 4 Mid Ulster Business Park Derryloran Ind Estate Sandholes Road Cookstown BT80 9LU
<p>Executive Summary: Application seeks full planning approval for change of use from youth hostel to 6 apartments. Demolition of 2 storey rear extension and construction of 2 storey rear extension. Erection of railing, roof windows and chimney, elevation changes.</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - The principle of apartments at this location - Impact on character of a listed building - Impact upon character and appearance of City Centre Conservation Area - Traffic/ Parking - Archaeological Heritage - Contamination <p>The site is located within the Belfast City Centre as designated in the Belfast Metropolitan Area Plan. It is also within the City Centre Conservation Area and the West City Fringe Character Area (Designation CC011). The principle of the apartments are acceptable as the building is located in a mixed use area adjacent to an established inner city residential area, and it meets the policy requirements in terms of overall floor area and all units have a street frontage.</p> <p>The application has been accompanied by a Listed Building Consent (LA04/2016/1565/LBC). Historic Environment Division – Historic Building Unit have offered no objection the demolition of the existing rear return or the proposed alterations.</p> <p>NIWater, Waste Management Unit, NIEA Historic Monuments Unit and Belfast City Council's Environmental Protection Unit have offered no objections to the proposal and standard conditions are to be applied.</p>	

A Parking Statement has been submitted to address Transport NI information requirements. Ample on-street parking is shown to be available in the vicinity of the site. The site is also within easy walking access of a wide range of public services, amenities and alternative modes of transport. TNI final response is outstanding, however, in their initial response they did not object in principle to the proposal. In light of the outstanding TNI consultation response the Director of Planning and Place is authorised to draft any necessary amendments to/ additional conditions in respect of the Planning Applications Schedule.

There has been no public objection to the proposal.

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

Case Officer Report

Site Location Plan



1.0	<p>Description of Proposed Development</p> <p>Change of use from youth hostel to 6 apartments. Demolition of 2 storey rear extension and construction of 2 storey rear extension. Erection of railing, roof windows and chimney, elevation changes.</p> <p>Two apartments are located at ground floor level, two at first floor, one at second and one at third floor level. Two apartments in the new rear return will be accessed from the rear yard. The new two storey rear return has five windows on the rear elevation and four on the side with the design replicating that of the existing windows in the main building. The rear return will be finished in a sand/lime render to be painted white to match the existing building. New railings and a stone plinth will be erected around the area immediately in front of the building and will match the existing railings. A chimney is to be reinstated on the gable end of the building and will match the existing adjacent chimney.</p>
2.0	<p>Description of Site</p> <p>Derelict four storey end terrace hostel on corner site at junction of College Square North and College Place North. Two storey rear return leading to rear yard area enclosed by 2m high security panelled fencing. Grade B1 Listed Building.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
3.0	<p>Site History</p>
3.1	<p>Z/2005/0722/F - Proposed change of use from dining/canteen area and office to tourist hostel accommodation for short stay visits. Approved 11th November 2005.</p>

4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	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 7 – Quality Residential Environments Addendum to Planning Policy Statement 7 – Safeguarding the Character of Established Residential Areas
5.0	Statutory Consultees Transport NI – Await Response NI Water – No objection Rivers Agency – No objection Historic Environment Division – No objection subject to conditions
6.0	Non-Statutory Consultees Environmental Health BCC – No objection
7.0	Representations None Received
8.0	Other Material Considerations Belfast City Centre Conservation Area guidance
9.0	Assessment
9.1	The key issues in the assessment of the proposed development include: <ul style="list-style-type: none"> - The principal of apartments at this location - Impact on character of a listed building - Impact upon character and appearance of City Centre Conservation Area - Traffic/ Parking - Archaeological Heritage - Contamination
9.2	The Acceptability of apartments at this location The site is located within Belfast City Centre as designated in the Belfast Metropolitan Area Plan, within the City Centre Conservation Area and West City Fringe Character Area. The presumption is therefore in favour of development subject to the Policy considerations discussed below.
9.3	The proposal has been assessed against Policy QD1 of Planning Policy Statement 7 Policy LC2 of the Addendum to Planning Policy Statement 7. As the built form is remaining relatively unchanged the proposal respects the existing built form on the site and the surrounding built form and will be of no detriment to the character of the area. The character and architectural features and design of the existing building are maintained. The new build two storey rear return regularises the fenestration on the rear elevation and arguably enhances the overall rear of the building with the proportions and detailing of the windows more in keeping with the main building.
9.4	The original property is greater than 150 square metres gross internal floorspace and all six flats apartments are self-contained. Two apartments are located in the new rear return are accessed from the rear yard, however these have an outlook onto College Place North to the side of the building.
	Impact on character of a listed building

9.5	<p>The proposal has been assessed against Policies BH7, BH8 and BH11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage. Historic Environment Division (HED) has been consulted with the accompanying Listed Building Consent (LA04/2016/1565/LBC) to consider the proposed works to 12 College Square North, Belfast a Grade B1 listed building of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.</p>
9.6	<p>HED consider the proposed alterations satisfy the requirements of Policy BH8 'Extension or Alteration of a Listed Building' and Policy BH11 'Development affecting the Setting of a Listed Building' of Planning Policy Statement 6. In terms of Policy BH7 there is no doubt that the proposed change of use of this vacant building will help secure its upkeep and survival and the character and architectural interest of the building will be enhanced.</p>
9.7	<p>Impact upon character and appearance of City Centre Conservation Area The proposal is sympathetic to the existing built form and will enhance this vacant building. Bringing the building back into use represents the best means of long-term conservation and the proposed detailed works are in keeping with, and will no doubt enhance, the character of the City Centre Conservation Area.</p>
9.8	<p>Traffic/ Parking As the development site is located within the Belfast City Centre Core, as indicated by the Belfast Metropolitan Area Plan 2015, parking to serve the proposed development should be provided in accordance with Policy TRAN 1; Parking Standards within Areas of Parking Restraint. In accordance with the guidelines of Policy TRAN 1, the normal parking provision required to serve a development of this scale is 6No. spaces.</p>
9.9	<p>A parking Statement has been provided to show that free on-street parking is available on the residential streets to the north-west of the site within lay-bys and on the street. The survey showed that during the working day, there was a minimum of 19 parking spaces available in the vicinity of the development, with further spaces noted beyond the 150 metre survey distance. Given the city centre location, the site is within easy walking access of a wide range of public services, amenities and alternative modes of transport.</p>
9.10	<p>Archaeological Heritage The application site is located within the Belfast Area of Archaeological Potential, designated in the Belfast Metropolitan Area Plan (BMAP) 2015 to protect the aboveground and below-ground archaeological remains associated with early development of the settlement. The application site is also in close proximity to a number of industrial heritage sites associated with the economic development of Belfast.</p>
9.11	<p>Historic Environment Division: Historic Monuments (HED: HM) has considered the impacts of the proposal. HED: HM is content with the proposal, conditional on the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation <i>in situ</i>, as per Policy BH 4 of PPS 6. HED have requested that the conditions detailed below at 11.2 and 11.3 are attached to any approval.</p>
9.12	<p>Contamination Based on information available at this time, Environmental Health Service of Belfast City Council is of the opinion that past land-use on or in close proximity to this proposed development will not cause a potential impact on the health of the future occupants of the building.</p>
10.0	<p>Summary of Recommendation:</p>
10.1	<p>Sympathetic renovation works to existing abandoned listed building which will enhance</p>

<p>10.2</p>	<p>the appearance of the building and this part of the City Centre Conservation Area. All apartments have an outlook to the street and the building is well over the 150 square metre minimum requirement set out for such a conversion in the Addendum to Planning Policy Statement 7. Historic Environment Division have no objections to the proposal.</p> <p>No objections have been offered from Statutory and non-statutory consultees. Outstanding response from TransportNI, no major issues are anticipated as the parking statement submitted in support of the proposal shows ample on-street parking is available in the vicinity of the site.</p>
<p>11.0 11.1 11.2 11.3</p>	<p>Conditions</p> <p>As required by Article 34 of the Planning (Northern Ireland) Order 1991, 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>No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p> <p>Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.</p> <p>Informatives</p> <p>Additional information/advice (e.g. on legislation, guidance, contacts, etc.) for applicant's awareness of rules and regulations:</p> <ol style="list-style-type: none"> 1. Consultation Guide: Required Environmental Information, A guide to supporting information required for effective consultations (Section 16) 2. Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage 3. Consultation Guide: Historic Buildings & Energy Efficiency, A Guide to Part F of the Northern Ireland Building Regulations 2006 4. BS 7913:2013 Guide to the conservation of historic buildings. 5. Technical Notes - http://www.doeni.gov.uk/niea/built-home/conservation-2/buildings_advice-3/technical_notes.htm <p>For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact: Historic Environment Division – Historic Monuments Causeway Exchange 1–7 Bedford St Belfast,</p>

	<p>BT2 7EG Tel: 02890 823100 Quote reference: SM11/1 ANT 061:017</p> <p>Application for the excavation licence, required under the <i>Historic Monuments and Archaeological Objects (NI) Order 1995</i>, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to: Historic Environment Division – Historic Monuments Causeway Exchange 1–7 Bedford St Belfast, BT2 7EG</p> <p>Should any unforeseen ground contamination be encountered during the development, 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 (<i>Model Procedures for the Management of Land Contamination - CLR11</i>) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.</p>
Neighbour Notification Checked	Yes

ANNEX	
Date Valid	21st July 2016
Date First Advertised	12th August 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) 1 College Place North, Town Parks, Belfast, Antrim, BT1 6AS, 1 King Street Mews, Town Parks, Belfast, Antrim, BT1 6AS, 11A College Square North, Town Parks, Belfast, Antrim, BT1 6AS, 11B College Square North, Town Parks, Belfast, Antrim, BT1 6AS, 11C College Square North, Town Parks, Belfast, Antrim, BT1 6AS, 11D College Square North, Town Parks, Belfast, Antrim, BT1 6AS, 12 College Square North, Town Parks, Belfast, Antrim, BT1 6AS, 14 College Square North, Town Parks, Belfast, Antrim, BT1 6AS, 3 College Place North, Town Parks, Belfast, Antrim, BT1 6AS 5 College Place North, Town Parks, Belfast, Antrim, BT1 6AS, 7 College Place North, Town Parks, Belfast, Antrim, BT1 6AS, 9 College Place North, Town Parks, Belfast, Antrim, BT1 6AS,	
Date of Last Neighbour Notification	11th August 2016
Date of EIA Determination	
ES Requested	No
Drawing Numbers and Title	
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	
Representations from elected members: none	