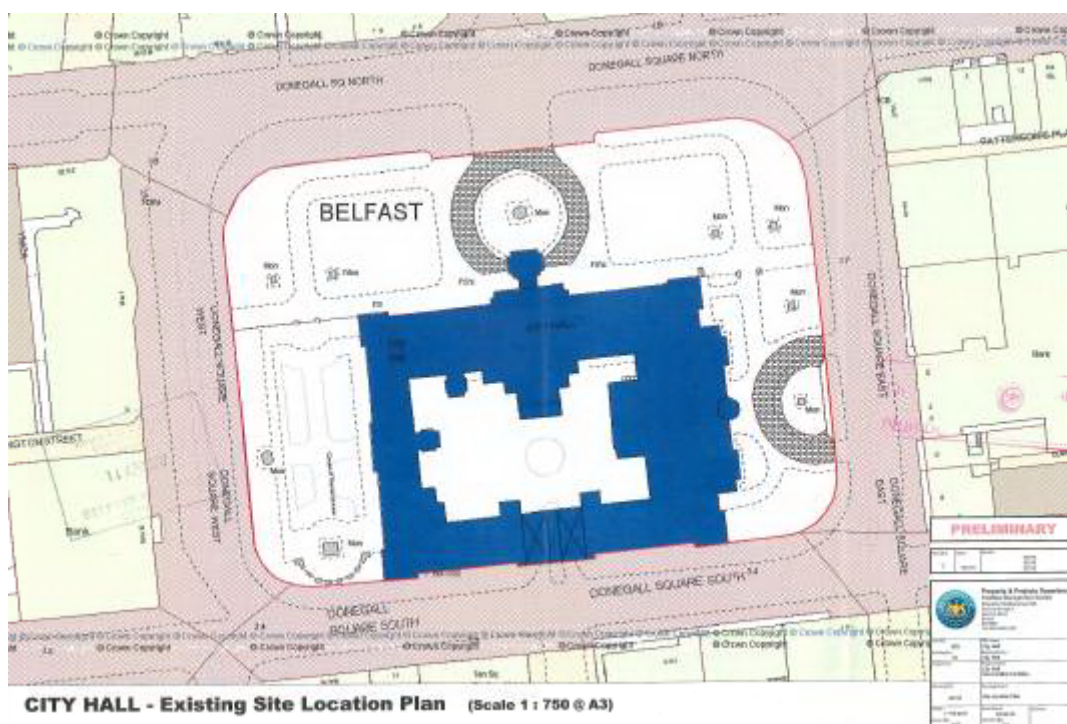


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date:</b> 20 June 2017	<b>Item Number:</b>
<b>Application ID:</b> LA04/2017/0963/LBC	
<b>Proposal:</b> Removal of existing reception counter on the ground floor main entrance rotunda area and replacement with a Memorabilia Exhibition retail reception counter to Ground Floor Entrance Rotunda Area	<b>Location:</b> Belfast City Hall Donegall Square Belfast BT1 5GS
<b>Referral Route:</b> Belfast City Council Application	
<b>Recommendation:</b>	Grant Consent
<b>Applicant Name and Address:</b> Belfast City Council, Property And Projects Department. 9-21 Adelaide Street Belfast BT2 8BP	<b>Agent Name and Address:</b> Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast
<p><b>Executive Summary:</b></p> <p>Listed Building Consent is sought for the removal of existing reception counter on the ground floor main entrance rotunda area and replacement with a Memorabilia Exhibition retail reception counter.</p> <p>The main issue to be considered is the effect of the proposal upon the character and appearance of the Grade A listed building.</p> <p>Historic Environment Division was consulted and offered no objection to the proposal.</p> <p>It is considered that the proposal satisfies the requirements of PPS6: Planning, Archaeology and the Built Heritage and the Strategic Planning Policy Statement for Northern Ireland (SPPS).</p> <p>Recommendation – Grant Consent</p>	

## Case Officer Report

### Site Location Plan



### Characteristics of the Site and Area

<b>1.0</b>	<b>Description of Proposed Development</b>
1.1	Listed building consent is sought for the removal and replacement of a reception counter within the rotunda of the City Hall.
<b>2.0</b>	<b>Description of Site.</b>
2.1	The site for the new reception counter is within the rotunda of the City Hall, Belfast City Council's Grade A listed building.

### Planning Assessment of Policy and other Material Considerations

<b>3.0</b>	<b>Planning History</b>
3.1	No relevant planning history.
<b>4.0</b>	<b>Policy Framework</b>
4.1	Draft Belfast Metropolitan Area Plan 2015 Strategic Planning Policy Statement for Northern Ireland (SPPS) PPS6: Planning, Archaeology and the Built Heritage
<b>5.0</b>	<b>Statutory Consultee Responses</b>
	Historic Environment Division (HED) – No objection
<b>6.0</b>	<b>Non Statutory Consultees Responses</b>
	N/A

<b>7.0</b>	<b>Representations</b>
7.1	The proposal has been advertised in the local press – no third party comments have been received to date.
<b>8.0</b>	<b>Other Material Considerations</b>
	N/A
<b>9.0</b>	<b>Assessment</b>
9.1	The key issue in the assessment of this Listed Building Consent application is consideration of any potential impact on the Grade A listed building.
9.2	The proposed works include the removal of existing reception counter on the ground floor main entrance rotunda area and replacement with a Memorabilia Exhibition retail reception counter to Ground Floor Entrance Rotunda Area. The new reception desk will be manufactured from walnut oak. The new reception counter will have a decorative kick plate all around to be manufactured from brushed bronze to match existing ironmongery in the surrounding area. A gondola unit on casters is also proposed to allow it to be removed when not in use.
9.3	It is considered that the proposal complies with relevant parts of the SPPS. Paragraphs 6.12 to 6.15 refers to listed buildings and calls for care to be taken to protect these buildings of special architectural and historic buildings. The works that are proposed to replace an existing reception counter with a new reception counter will not impact the fabric of the building and historic features.
9.4	Policy BH 8 of PPS 6 sets out three key design requirements; the character of the building is retained; sympathetic materials and techniques are used; and architectural details match existing. The works proposed will be in keeping with the policy requirements, the works do not involve the removal of existing fabric. Some of the units proposed are freestanding and supported on casters – they are not fixtures and are seen as pieces of moveable furniture. Historic Environment Division (HED) has considered the proposal and offered no objection.
9.5	It is considered that the proposal satisfies the requirements of PPS6: Planning, Archaeology and the Built Heritage and the Strategic Planning Policy Statement for Northern Ireland (SPPS).
<b>10.0</b>	<b>Summary of Recommendation: Grant Consent</b>
10.1	Having regard to the policy context above, the proposal is considered to be acceptable and listed building consent is recommended subject to the following condition.
<b>11.0</b>	<b>Conditions</b>
11.1	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
<b>Signature (s)</b>	
<b>Date:</b>	

## ANNEX

<b>Date Valid</b>	11th May 2017
<b>Date First Advertised</b>	2nd June 2017
<b>Date Last Advertised</b>	2 <sup>nd</sup> June 2017
<b>Details of Neighbour Notification (all addresses)</b> N/A	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	N/A
<b>Drawing Numbers and Title</b>	
01 – Site Location Plan 02 – Proposed Layout and Elevations	
<b>Notification to Department (if relevant) N/A</b>  Date of Notification to Department: Response of Department:	

