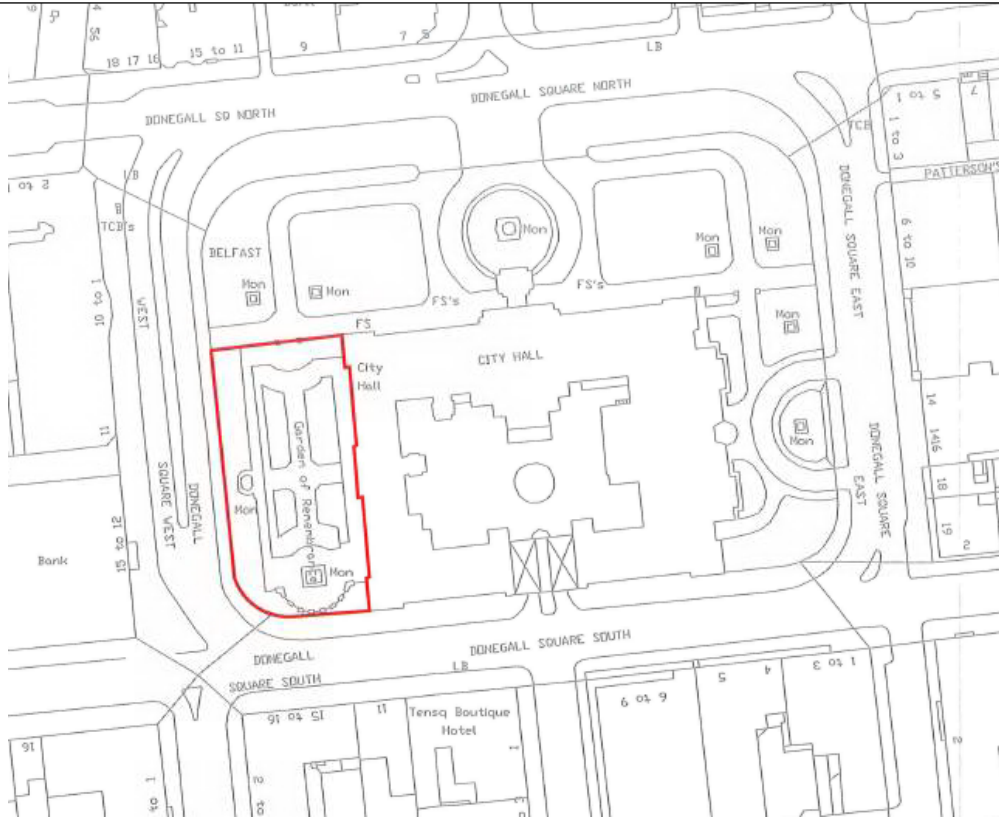


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 March 2018	
Application ID: LA04/2017/2412/LBC	
Proposal: Erection of accessible ramps, partial replacement of steps, new railings to Korean War Memorial and associated works	Location: Cenotaph and Garden Of Remembrance City Hall Donegall Square Belfast BT1 5GS
Referral Route: Belfast City Council Application	
Recommendation:	Approval
Applicant Name and Address: Belfast City Council	Agent Name and Address: AECOM 9th Floor Clarence West Building 2 Clarence Street West Belfast BT2 7GP
<p>Executive Summary:</p> <p>Listed Building Consent is sought for the erection of accessible ramps, partial replacement of steps, new railings to Korean War Memorial and associated works at the Cenotaph and Garden of Remembrance.</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 were 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 Statements for Northern Ireland (SPPS). The proposed works are not considered to affect the essential character of the listed building.</p> <p>Recommendation</p> <p>It is recommended that Listed Building Consent is granted.</p>	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	Historic Environment Division (HED)	Content
Statutory	Historic Environment Division (HED)	Content

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Impact of the proposal on:

- the Listed Building and the Setting of the Listed Building.
- Belfast City Centre Conservation Area.
- Character and Amenity of the area.

Characteristics of the Site and Area

The site is located at the Cenotaph and Garden of Remembrance to the western side of the City Hall. The site is located within the grounds of a listed building and is located with the City Centre Conservation Area of Belfast. The site is an open area with grassed sections and steps

surrounding the garden.

Description of Proposal

Erection of accessible ramps, partial replacement of steps, new railings to Korean War Memorial and associated works.

Planning Assessment of Policy and Other Material Considerations

1.0 Site History

1.1 LA04/2017/1897/PAD - Site upgrades to improve access including upgrade of existing surface to accommodate disabled access through the introduction of permanent ramps, cleaning and repair of existing paving and monument, enclosed source of power and water, additional lighting and upgrading of existing lighting. PAD concluded

1.2 Z/2013/0504/F - The installation of 1no bespoke, white and grey granite memorial bench to the corner of the existing garden by the east gates entrance into existing block paving area. Permission granted.

2.0 Surrounding Site History

2.1 LA04/2016/0938/LBC – City Hall. Internal alterations including formation of 3no. new door openings and wall removal. Permission granted.

2.2 LA04/2017/0963/LBC – City Hall. Removal of existing reception counter on the ground floor main entrance rotunda area and replacing it with a memorabilia exhibition retail reception counter to the ground floor main entrance rotunda area. Permission granted.

3.0 Policy Framework

3.1 Strategic Planning Policy Statement

3.2 Draft Belfast Urban Area Plan

3.3 Belfast Urban Area Plan

3.4 Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

4.0 Statutory Consultees

4.1 Historic Environment Division – No Objection

5.0 Non-Statutory Consultees

5.1 None

6.0 Representations

6.1 No comments have been received.

7.0 Other Material Considerations

7.1 N/A

8.0 Assessment

The key issue in the assessment of this Listed Building Consent application is consideration of any potential impact on the Grade A listed building.

The proposed works include the removal of two handrails and replacement with the erection of accessible ramps measuring approximately 11m by 6m, partial replacement of steps, new railings to Korean War Memorial and associated works.

Policy BH 8 of PPS 6 states that consent will be granted for proposals for the extension or alteration of a listed building where the essential character of the building and its setting are retained and its features of special interest remain unimpaired and the architectural details match or are in keeping with the building.

In accordance with Policy BH 11 of PPS 6, proposals will normally only be considered appropriate where the detailed design respects the listed building in terms of scale, height, massing and alignment; the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and the nature of the use proposed respects the character of the setting of the building.

Amendments were received following Historic Environment Division response dated 12th December 2017. Historic Environment Division have considered the amended proposal and have stated that it satisfies the SPPS paragraphs 6.13: Change of use, Extension or Alteration of a Listed Building and paragraph 6.12: Development proposals impacting on the Setting of Listed Buildings and Policies BH 8 and BH 11 of PPS 6.

The proposed development is not considered inappropriate within the setting of the Listed Building. The proposal is not considered to negatively affect the visual harmony of the building. The proposed ramps allow for wheelchair access to the garden of remembrance which was not previously easily accessible for wheelchair users. The proposal is considered acceptable as it does not affect the character of the listed building and its surrounding area.

Neighbour Notification Checked

N/A

Summary of Recommendation: Grant Consent.

Conditions

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

ANNEX	
Date Valid	17th November 2017
Date First Advertised	1st December 2017
Date Last Advertised	N/a
Details of Neighbour Notification (all addresses) N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Planning History	
<p>Site History</p> <ul style="list-style-type: none"> LA04/2017/1897/PAD - Site upgrades to improve access including upgrade of existing surface to accommodate disabled access through the introduction of permanent ramps, cleaning and repair of existing paving and monument, enclosed source of power and water, additional lighting and upgrading of existing lighting. PAD concluded. Z/2013/0504/F - The installation of 1no bespoke, white and grey granite memorial bench to the corner of the existing garden by the east gates entrance into existing block paving area. Permission granted. <p>Surrounding Site History</p> <ul style="list-style-type: none"> LA04/2016/0938/LBC – City Hall. Internal alterations including formation of 3no. new door openings and wall removal. Permission granted. LA04/2017/0963/LBC – City Hall. Removal of existing reception counter on the ground floor main entrance rotunda area and replacing it with a memorabilia exhibition retail reception counter to the ground floor main entrance rotunda area. Permission granted. 	
Summary of Consultee Responses	
<p>HED Historic Buildings is considers the proposal now satisfies SPPS 6.13/Change of Use, Extension or Alteration of a Listed Building, Policy BH8/Extension or Alteration of a Listed Building,</p> <p>SPPS 6.12/Development proposals impacting on Setting of Listed Buildings and BH11/Development affecting the Setting of a Listed Building</p>	

Drawing Numbers and Title

Drawing No. 01

Type: Location Map

Status: Submitted

Drawing No. 02

Type: Existing Layout and Paving Details

Status: Submitted

Drawing No. 03

Type: Proposed Layout and Paving Details

Status: Submitted

Drawing No. 04A

Type: Handrail and Guardrail Details

Status: Submitted

Drawing No. 05

Type: Existing and Proposed Materials

Status: Submitted

Drawing No. 06

Type: Proposed Stone Cladding Details

Status: Submitted

Drawing No. 07

Type: Proposed Stone Cladding details

Status: Submitted

Status: Submitted

Notification to Department (if relevant) N/A

Date of Notification to Department: N/A