

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15th March 2018	
Application ID: LA04/2017/2139/DCA	
Proposal: Demolition of building	Location: 53 Royal Avenue Belfast BT1 1QA
Referral Route: Demolition of an entire building and associated with major planning application LA04/2017/2126/F (Former Royal Exchange Scheme Phase 1B)	
Recommendation:	Grant Consent subject to conditions
Applicant Name and Address: PG Ltd. 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
<p>Executive Summary: A pre-determination hearing was held on 13th February 2018. At the hearing officers presented details of the scheme in its context and provided an overview of the proposal. Committee received representations from Save CQ, Ulster Architectural Heritage Society and the First Presbyterian Church in objection to the application and from Savills and Consarc on behalf of the applicant in support of the application. The issues raised at the hearing have been considered in the assessment of this application.</p> <p>Members agreed at the pre-determination hearing to defer consideration of the application for a site visit which took place on 21st February 2018. Members viewed the building to be demolished from Royal Avenue.</p> <p>Conservation Area Consent is sought for the demolition of the building at No. 53 Royal Avenue.</p> <p>The site is located within Belfast City Centre Primary Retail Core and Retail Frontage and in a zoned Development Opportunity Site (CC 017). It falls within Belfast City Centre Conservation Area and is adjacent to a listed building (No 41-51 Royal Avenue).</p> <p>No representations have been received regarding this proposal.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> • The principle of demolition • Impact on the Conservation Area • Impact on the setting of listed buildings <p>The proposal has been assessed against the development plan context and relevant planning policy and complies with the policy.</p> <p>Planning permission was previously granted for a comprehensive development scheme (Ref: Z/2010/1532/F & LA04/2016/2327/F) which included demolition of this building. Conservation Area Consent was also granted for the demolition of this building within the context of the consented scheme (Ref: Z/2010/1481/DCA LA04/2016/1623/DCA). The previous permissions established the</p>	

principle of demolition of the building.

Recommendation

Having regard to the policy context and other material considerations, the proposal is considered acceptable. It is recommended that consent be granted subject to conditions and that the consent be linked to the proposals for Phase 1B (Ref: LA04/2017/2126/F) through a Section 76 Agreement

It is requested that authority is delegated to the Senior Authorised Planning Officer, in consultation with the City Solicitor, to negotiate the terms of the Agreement and to determine the final wording of conditions.

If members are minded to approve the application, the Council will be required to notify DFI given under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

Case Officer Report

Site Location Plan



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

Characteristics of the Site and Area

1.0	<p>Description of Proposed Development The proposal is for the demolition of the building.</p>
2.0	<p>Description of Site The site, identified as No. 53 Royal Avenue, Belfast, is linked to planning application reference LA04/2017/2126/F. It comprises a five-storey property located along the primary retail frontage to the eastern side of Royal Avenue. The front elevation contains large openings to the ground and first floors with smaller openings to the upper floors that are separated by square and rectangular tiles finished in grey.</p> <p>The site is located within Belfast City Centre Primary Retail Core in a designated</p>

	<p>Development Opportunity Site (CC 017). It falls within Belfast City Centre Conservation Area and is within a Listed Building Curtilage.</p> <p>The building is currently occupied by Nationwide.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2010/1532/F - Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices, café/bar use, 2no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and above ground car parking, cultural/arts centre, hotel, 2-level basement car park and associated access and circulation, creation of new streets and public spaces, reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. Application also comprises works to restore, alter and extend listed buildings and facades and partial demolition of North Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location. Proposed development at lands bounded by nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square Nos 40 to 16 Donegall Street, No.2 Waring Street, 1-21 Bridge Street, Nos 2-18 High Street, Nos 1-27 Lombard Street, Nos 33 to 55 Rosemary Street and including North Street and Nos 2-14 Lower Garfield Street. Permission granted 11 October 2012.</p> <p>Z/2010/1481/DCA - Demolition of buildings, Nos. 53-63 Royal Avenue (BT1 1FD) and 16 Lower Garfield Street Belfast BT1 1FP. Consent granted 11 October 2012.</p> <p>LA04/2016/2327/F - Application to Vary conditions 2-4 (demolition and construction), 6, 8-13 (traffic and parking), 14-18 (contaminated land), 21-22, 25, 27, 29 (landscaping), 30-31 (archaeology) and 33 (environmental designations) of planning permission Z/2010/1532/F for the demolition, redevelopment and part change of use of existing buildings to create mixed use development known as Royal Exchange, comprising retail, offices, café/bar use, apartments, car parking, cultural/arts centre, hotel and associated access and circulation and public realm works, including restoration, alteration and extension of listed buildings. Lands bounded by Nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square, Nos. 40 to 16 Donegall Street, No. 2 Waring Street, 1-21 Bridge Street, Nos. 2-18 High Street, Nos 1-27 Lombard Street and Nos. 2-14 Lower Garfield Street, Belfast. Permission granted 23 Jan 2017.</p> <p>LA04/2016/1623/DCA - Nos. 53-63 Royal Avenue (BT1 1FD) and 16 Lower Garfield Street Belfast BT1 1FP, Variation of condition 1 (contract for carrying out works approved under planning application ref. Z/2010/1532/F) of demolition within a conservation area consent Z/2010/1481/DCA for the demolition of buildings. Permission granted 23 Jan 2017.</p> <p>LA04/2017/2126/F - Redevelopment including the construction of a new six storey building on the existing surface level car park and part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street (Amended plans and further information received). Decision Pending.</p> <p>LA04/2017/2341/O - Application for outline planning permission for demolition, redevelopment to create a mixed use development comprising retail, offices,</p>

	<p>café/restaurant uses, residential apartments, including private rented sector units, hotel use, community uses, car parking, associated access, servicing and circulation arrangements, an energy centre, the creation of new streets, the reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. The application also proposes works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades. Details of proposed access arrangements are also provided, Land Bounded by Royal Avenue, York Street and Church Street to the North, Royal Avenue to the west Rosemary Street and High Street to the south and Donegall Street to the east. The site is located approximately 300m west of Laganside Bus Station 300m northeast of city hall and 900m northwest of Central Train Station. A triangle of land bounded by Royal Avenue Lower Garfield Street and North Street lies outside the application site boundary. Application under consideration.</p> <p>LA04/2017/2338/DCA - Demolition of building, 53 Royal Avenue, Belfast, BT1 1FD. Application under consideration.</p>
4.0	Policy Framework
4.1	<p>Regional Development Strategy (RDS) 2035 Belfast Urban Area Plan (BUAP) 2001 Draft Belfast Metropolitan Area Plan (dBMAP) 2015</p>
4.2	<p>Strategic Planning Policy Statement for Northern Ireland (SPPS)</p> <ul style="list-style-type: none"> • Conservation Areas Paras. 6.18 – 6. <p>Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage</p> <ul style="list-style-type: none"> • Policy BH14: Demolition in a Conservation Area
5.0	Assessment
5.1	<p>Statutory Consultees Responses</p> <ul style="list-style-type: none"> • None <p>Non Statutory Consultees Responses</p> <ul style="list-style-type: none"> • Council’s Conservation Officer – No objection <p>Representations The application has been advertised in the local press. No representations have been received.</p> <p>Other Material Considerations</p> <ul style="list-style-type: none"> • Belfast City Centre Conservation Area Guide <p>Conservation Area Consideration The Council’s Conservation Officer was consulted in relation to the proposal and raised no objections.</p> <p>Principle for demolition The principle for demolition of the property at No. 53 Royal Avenue has been established by previous approvals under planning references Z/2010/1532/F, Z/2010/1481/DCA, LA04/2016/2327/F and LA04/2016/1623/DCA.</p> <p>Phase 1A of the consented scheme has commenced which in effect means that the planning permission for the consented scheme remains live.</p>

	<p>Impact on Conservation Area and Listed Building Setting</p> <p>In considering the current proposal for demolition works, Policy BH14 of PPS 6 applies. It states that the demolition of an unlisted building in a conservation area will normally only be permitted where the building makes no material contribution to the character or appearance of the area. It further states that where conservation area consent is granted this will normally be conditioned on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition.</p> <p>The property proposed for demolition does not make a material contribution to the character or appearance of the area and detracts from the adjacent listed building at No's. 41-51 Royal Avenue. The removal of the property is set within the context of planning application reference LA04/2017/2126/F in which the property will be replaced by a section of a new public street (New Street) and the addition of a 5 storey block turning the corner of Royal Avenue into New Street. The proposed 'New Street' will result in increased city centre permeability and connectivity in providing a link-route from Royal Avenue through to North Street. The new building proposed has been assessed in the context of application LA04/2017/2126/F and is considered acceptable.</p> <p>It is not considered that the proposed demolition will negatively impact on the Conservation Area or the setting of the listed buildings.</p>
5.2	<p>Having regard to the policy context and other considerations above, the proposal is considered acceptable. Planning permission is recommended subject to conditions and a Section 76 Agreement.</p> <p>It is requested that authority is delegated to the Senior Authorised Planning Officer, in consultation with the City Solicitor, to negotiate the terms of the Agreement and to determine the final wording of conditions.</p>
6.0	<p>Summary of Recommendation: Grant Consent subject to condition.</p>
7.0	<p>Condition</p> <p>1. In accordance with Section 105 of the Planning Act (NI) 2011, the building shall not be demolished until a contract for the redevelopment of the site in accordance with the detailed proposals under application reference LA04/2017/2126/F has been agreed, and evidence of that contract submitted to and approved in writing by the Council.</p> <p>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Belfast City Centre Conservation Area.</p>
8.0	<p>Notification to Department (if relevant)</p> <p>If members are minded to approve the application, the Council will be required to notify DFI given under Sections 105(6) of the Planning Act (Northern Ireland) 2011.</p>
9.0	<p>Representations from Elected members:</p> <p>None</p>

ANNEX	
Date Valid	21st September 2017
Date First Advertised	06th October 2017
Details of Neighbour Notification (all addresses) Not applicable	
Date of Last Neighbour Notification	Not applicable
Drawing Numbers: 01, 02, 03.	