

## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 12<sup>th</sup> June 2018</b>	
<b>Application ID:</b>	LA04/2017/2606/DCA
<b>Proposal:</b> Demolition of building	<b>Location:</b> 53-63 Royal Avenue and 16 Lower Garfield Street, Belfast, BT1 1FD
<b>Referral Route: Associated with Major Application</b>	
<b>Recommendation:</b>	Approval
<b>Applicant Name and Address:</b> PG Ltd. 49 Berkeley Square London W1J5AZ	<b>Agent Name and Address:</b> Savills Embassy House Queens Avenue Bristol BS8 1SB
<p><b>Executive Summary:</b> Conservation Area Consent is sought for the demolition of the building at No's. 53-63 Royal Avenue and No. 16 Lower Garfield Street.</p> <p>The site is located within Belfast City Centre, the Primary Retail Core and Primary Retail Frontage (Royal Avenue only) and in a designated Development Opportunity Site (CC 017). It also falls within Belfast City Centre Conservation Area and is adjacent to listed buildings (No 41-51 Royal Avenue) and (2-14 Lower Garfield Street).</p> <p>No representations have been received.</p> <p>The key issues to be considered are:</p> <ul style="list-style-type: none"> <li>• The principle of demolition</li> <li>• Impact on the Conservation Area</li> <li>• Impact on the setting of listed buildings</li> </ul> <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 &amp; LA04/2016/2327/F) which included demolition of these buildings. Conservation Area Consent was also granted for the demolition of these buildings within the context of the consented scheme (Ref: Z/2010/1481/DCA &amp; LA04/2016/1623/DCA). The previous permissions established the principle of demolition of these buildings. Members agreed with a recommendation to grant Conservation Area consent for the demolition of No. 53 Royal Avenue on 15th March 2018 in association with Phase 1B of the Royal Exchange development.</p> <p>The applicant submitted this DCA application in order to secure an extant consent for the demolition of the buildings. The applicant was to submit a justification for the necessity of the application. This has not been received, however, the application is before us and it is brought forward for consideration by members.</p>	

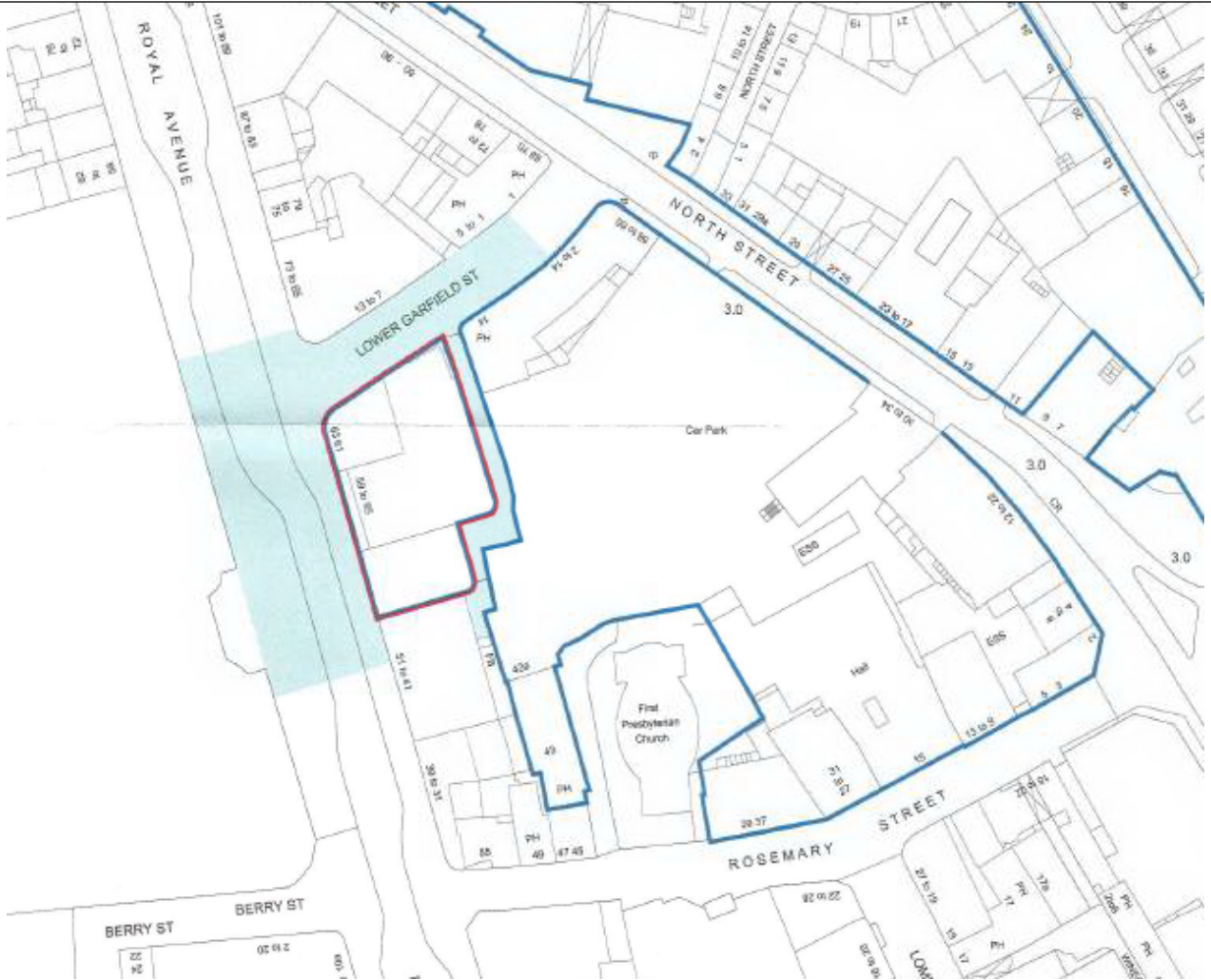
Recommendation

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. It is requested that authority is delegated to the Senior Authorised Planning Officer to determine the final wording of conditions.

If members are minded to approve the application, the Council will be required to notify DFI 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><b>Description of Proposed Development</b></p> <p>The proposal is for the demolition of four buildings in a block comprising Nos 53-63 Royal Avenue and 16 Lower Garfield Street.</p>
2.0	<p><b>Description of Site</b></p> <p>The site, identified as No. 53-63 Royal Avenue and 16 Lower Garfield Street comprises 4 blocks juxtaposed together. The blocks comprise five-storey properties that are modernist in style and located along the primary retail frontage to the eastern side of</p>

	<p>Royal Avenue. The front elevation contains large openings to the ground and first floors with smaller openings to the upper floors.</p> <p>The site is on a Primary Retail Frontage, located within Belfast City Centre Primary Retail Core in a designated Development Opportunity Site (CC 017). It falls within Belfast City Centre Conservation Area and is adjacent to listed buildings (No. 41-51 Royal Avenue) and (2-14 Lower Garfield Street).</p>
<b>Planning Assessment of Policy and other Material Considerations</b>	
3.0	<p><b>Site History</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>LA04/2017/2139/DCA - Demolition of building, 53 Royal Avenue, Belfast, BT1 1FD. Decision Pending.</li> </ul>
4.0	<b>Policy Framework</b>
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"> <li>Conservation Areas Paras. 6.18 – 6.</li> </ul> <p>Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage</p> <ul style="list-style-type: none"> <li>Policy BH14: Demolition in a Conservation Area</li> </ul>
5.0	<b>Assessment</b>
5.1	<p><b>Statutory Consultees Responses</b></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>Non Statutory Consultees Responses</b></p> <ul style="list-style-type: none"> <li>Council's Conservation Officer – No objection.</li> </ul> <p><b>Representations</b></p> <p>The application has been advertised in the local press. No representations have been received.</p> <p><b>Other Material Considerations</b></p> <ul style="list-style-type: none"> <li>Belfast City Centre Conservation Area Guide</li> </ul> <p><b>Conservation Area Consideration</b></p> <p>The Council's Conservation Officer was consulted in relation to the proposal and raised no objections and advised that the buildings do not make a contribution to the character and appearance of the Conservation Area and in the context of Royal Avenue they positively detract from it.</p> <p><b>Principle for demolition</b></p> <p>The principle for demolition of the property at No's. 53-63 Royal Avenue and 16 Lower Garfield Street has been established by previous approvals under planning references LA04/2016/1623/DCA and Z/2010/1481/DCA.</p> <p>Phase 1A of the Royal Exchange development as approved under applications Z/2010/1532/F and LA04/2016/2327/F has commenced which in effect means that the planning permission for the consented scheme remains live.</p> <p><b>Impact on Conservation Area and Listed Building Setting</b></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 properties proposed for demolition do not make a material contribution to the character or appearance of the area and are of no architectural merit or historic value and detract from the adjacent listed buildings at No's. 41-51 Royal Avenue and 2-14</p>

	<p>Lower Garfield Street. The removal of the property is set within the context of planning application references Z/2010/1532/F, LA04/2016/2327/F and LA04/2017/2126/F. The consented scheme (Z/2010/1532/F and LA04/2016/2327/F) granted permission for the replacement of the buildings with a five storey building alongside a section of a new public street (New Street). Application LA04/2017/2126/F proposes the addition of a five 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.</p> <p>It is not therefore considered that the proposed demolition will negatively impact on the Conservation Area or the setting of the listed buildings.</p>
5.2	Having regard to the policy context and other considerations above, the proposal is considered acceptable. It is therefore recommended that conservation area consent be granted subject to conditions.
6.0	<b>Summary of Recommendation:</b> Approval
7.0	<p><b>Conditions</b></p> <p>1. The consent is granted subject to the implementation of the proposals as approved under LA04/2016/2327/F and LA04/2017/2126/F.</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><b>Notification to Department (if relevant)</b></p> <p>If members are minded to approve the application, the Council will be required to notify DFI under section 105(6) of the Planning Act (Northern Ireland) 2011.</p>
9.0	<p><b>Representations from Elected members:</b></p> <p>None</p>

<b>ANNEX</b>	
<b>Date Valid</b>	21st November 2017
<b>Date First Advertised</b>	08th December 2017
<b>Details of Neighbour Notification</b> (all addresses) Not applicable	
<b>Date of Last Neighbour Notification</b>	Not applicable
<b>Planning History</b> See Section 3.0 Site History for relevant planning history.	
<b>Drawing Numbers:</b> 01 – Site Location Plan 02 – Existing floor plans, ground first, second 03 - Existing floor plans, third, fourth 04 – Existing Elevations 05 – Demolition Plan	