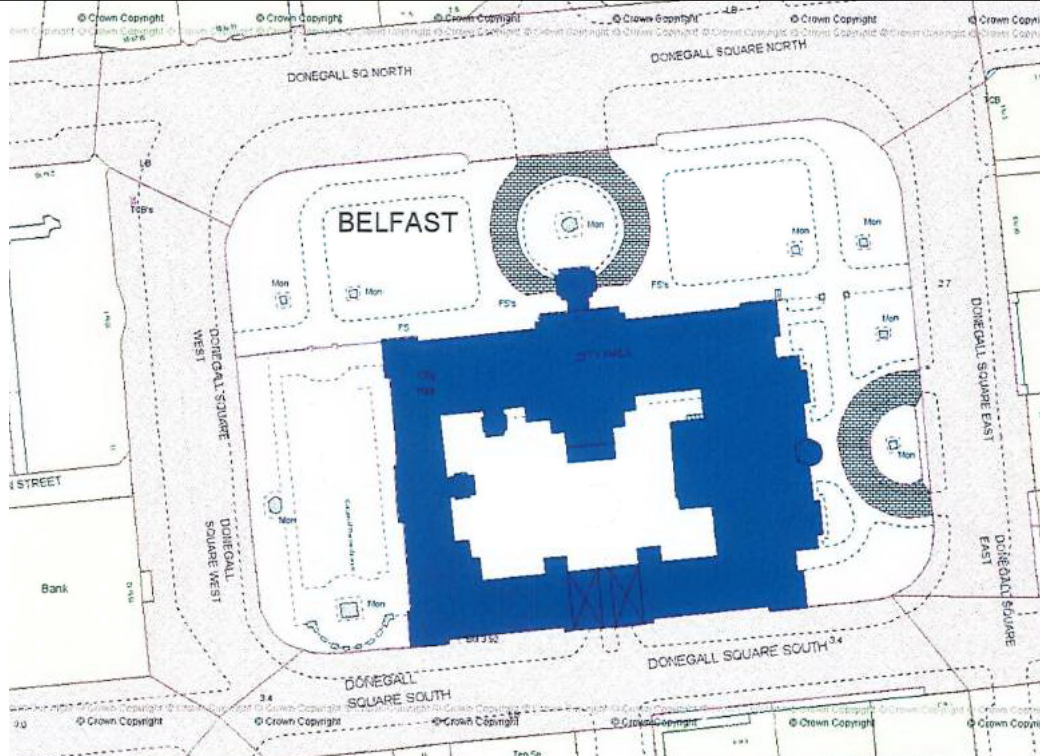


## Development Management Officer Report Committee Application

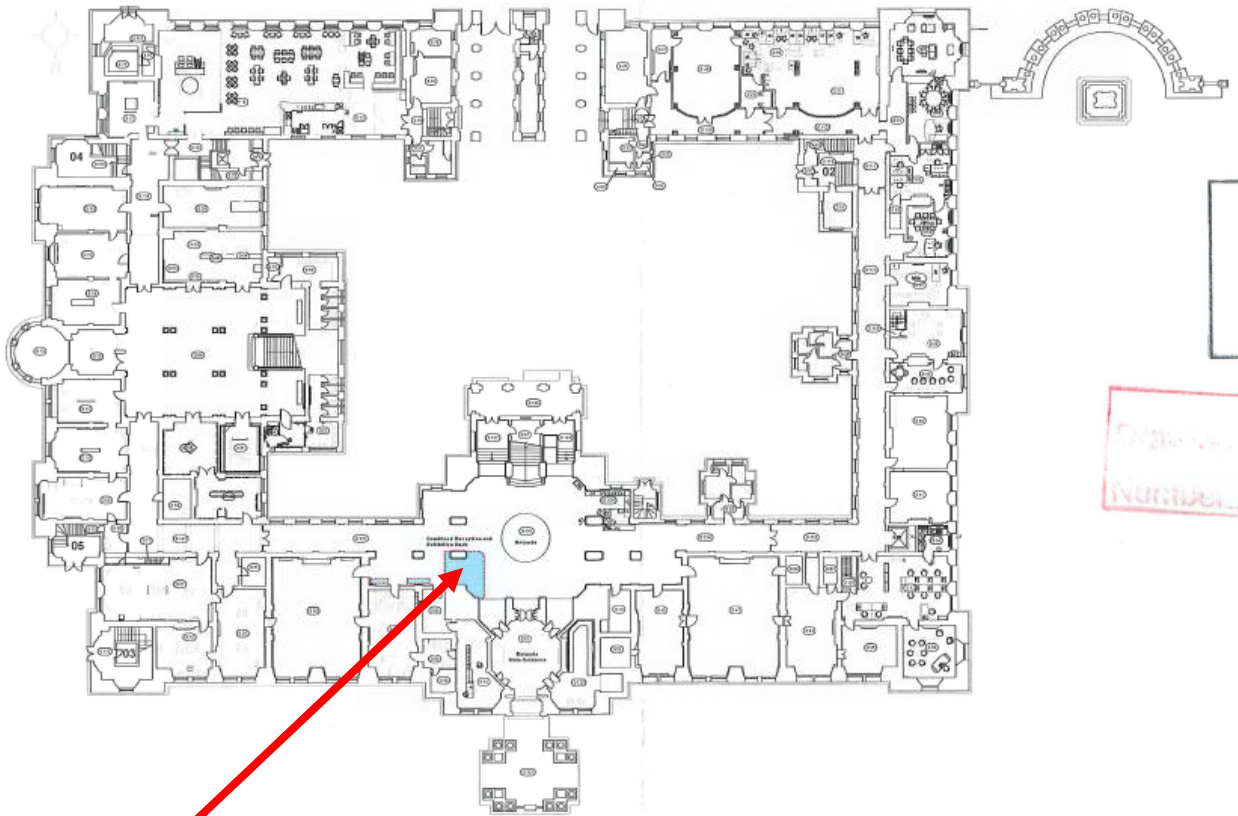
<b>Summary</b>	
<b>Committee Meeting Date:</b> 12th June 2018	
<b>Application ID:</b> LA04/2018/0410/LBC	
<b>Proposal:</b> Removing the existing reception counter on the ground floor main entrance rotunda area and replacing it with a combined reception and memorabilia exhibition retail reception counter to ground floor main entrance rotunda area.	<b>Location:</b> Belfast City Hall Donegal Square Belfast BT1 5GS
<b>Referral Route:</b> Belfast City Council Application	
<b>Recommendation:</b>	<b>Grant Consent</b>
<b>Applicant Name and Address:</b> Belfast City Council, Property & Projects 9 Adelaide 9-21 Adelaide Street Belfast BT2 8BP	<b>Agent Name and Address:</b> Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP
<p><b>Executive Summary:</b></p> <p>Listed Building Consent is sought for the removal of the existing reception counter on the ground floor main entrance rotunda area and replacement with a combined reception and 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 Listed Building.</p> <p>Historic Environment Division was consulted and offered no objection to the proposal. No representations were received.</p> <p><u>Recommendation</u></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 and it is recommended that listed building consent is granted.</p>	

# Case Officer Report

## Site Location Plan

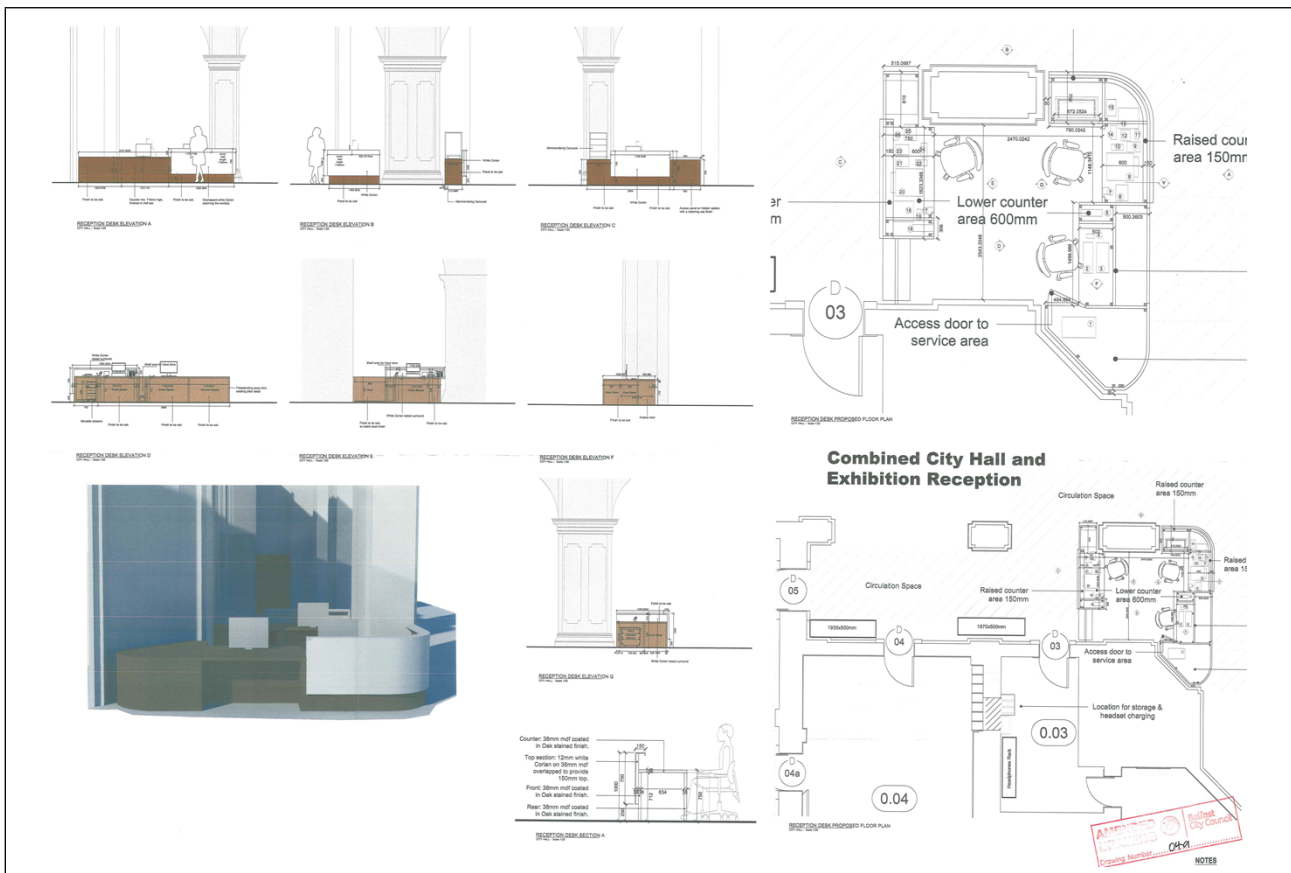


Site Location Plan



Proposed Ground floor Layout

Proposed location of reception desk



**Consultations:**

Consultation Type	Consultee	Response
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**

Main issues:

- Impact on the character and appearance of the Listed Building
- Impact on the Conservation Area

**Characteristics of the Site and Area**

The site is located on the ground floor main entrance of the City Hall. The site is a listed building and is located with the City Centre Conservation Area of Belfast.

**Description of Proposal**

Removing the existing reception counter on the ground floor main entrance rotunda area and replacing it with a combined reception and memorabilia exhibition retail reception counter to ground floor main entrance rotunda area.

## Planning Assessment of Policy and Other Material Considerations

### 1.0 Site History

- 1.1 LA04/2016/0110/LBC - Removal and safe storage of 2 stained glass windows from the ground floor of Belfast City Hall. To be replaced with 2 newly commissioned stained glass windows. One commemorating Belfast citizen's contribution to the Spanish civil war, and a second celebrating women of Belfast. The original windows will be Re-sited within city hall. *Permission granted.*
- 1.2 LA04/2017/0963/LBC- 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.*

### 2.0 Surrounding Site History

- 2.1 None relevant.

### 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 Belfast City Centre Conservation Area Guide

### 8.0 Assessment

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

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.

The proposed works include the removal of the existing reception area and shop area and creating a new desk to combine both functions. The removal of the existing shop area opposite the location of the new desking will minimise the intrusion of the main space. The new reception desk is not considered to intrude into the main rotunda space. The design of the desk is not considered to

detract from the main entrance of the building and will not impact on features of architectural or historical interest.

The proposed reception extends from the existing wall into the main rotunda space by 3.5m and measures 4.15m wide. The reception desk measures a height of 0.75m with the raised counter areas measuring a maximum height of 1m. The materials proposed are oak for the reception desk and white corian for the raised surround. The materials proposed are sympathetic and in keeping with the existing building and will have no adverse impact on the visual characteristics of the listed building.

The proposed development is not considered inappropriate to the Listed Building. The proposal is not considered to negatively affect the visual harmony and character of the building or the entrance rotunda.

Historic Environment Division have considered the proposal and have stated that it satisfies the SPPS paragraph 6.13: Change of use, Extension or Alteration of a Listed Building and Policy BH 8 of PPS 6.

**Neighbour Notification Checked**

N/A

**Summary of Recommendation:**

Having regard to the policy context and other considerations above, the proposal is considered acceptable. It is therefore recommended that listed building consent be granted subject to condition as set out below.

**Condition**

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

**Notification to Department (if relevant)**

None

**Representations from Elected members:**

None

<b>ANNEX</b>	
<b>Date Valid</b>	26th February 2018
<b>Date First Advertised</b>	9th March 2018
<b>Date Last Advertised</b>	
<b>Details of Neighbour Notification – N/A</b>	
<b>Date of Last Neighbour Notification</b>	N/A
<b>Date of EIA Determination</b>	<b>N/A</b>
<b>ES Requested</b>	No
<b>Planning History</b>	
<p>1.0 Site History</p> <p>1.1 LA04/2016/0110/LBC - Removal and safe storage of 2 stained glass windows from the ground floor of Belfast City Hall. To be replaced with 2 newly commissioned stained glass windows. One commemorating Belfast citizen's contribution to the Spanish civil war, and a second celebrating women of Belfast. The original windows will be Re-sited within city hall. <i>Permission granted.</i></p> <p>1.2 LA04/2017/0963/LBC- 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. <i>Permission granted.</i></p> <p>2.0 Surrounding Site History</p> <p>2.1 None relevant.</p>	
<b>Summary of Consultee Responses</b>	
<p>Historic Environment Division are satisfied that the proposal satisfies SPPS paragraph 6.13 (Change of use, Extension or Alteration of a Listed Building) and Policy BH 8 of PPS 6 (Extension or Alteration of a Listed Building).</p>	

**Drawing Numbers and Title**

Drawing No. 01

Type: Location Map

Drawing No. 02

Type: Proposed Location Plan Reception Desk

Drawing No. 03

Type: Proposed ground floor plan reception desk

Drawing No. 04a

Type: Ground Floor Layout – combined city hall and exhibition reception desk plans (elevations)

Drawing No. 05a

Type: Ground Floor Layout – combined city hall and exhibition reception desk elevations/  
visuals