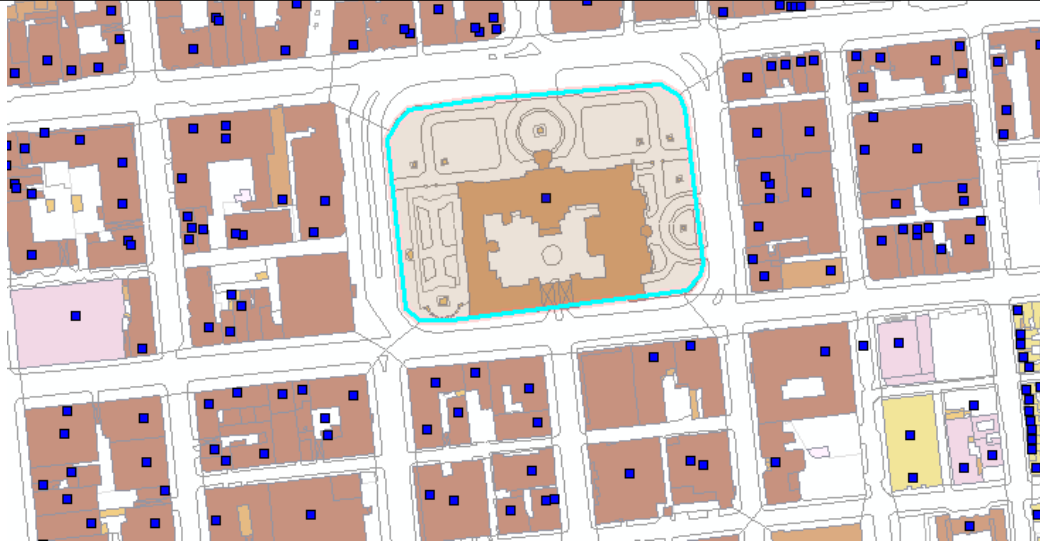


Development Management Officer Report Committee Application

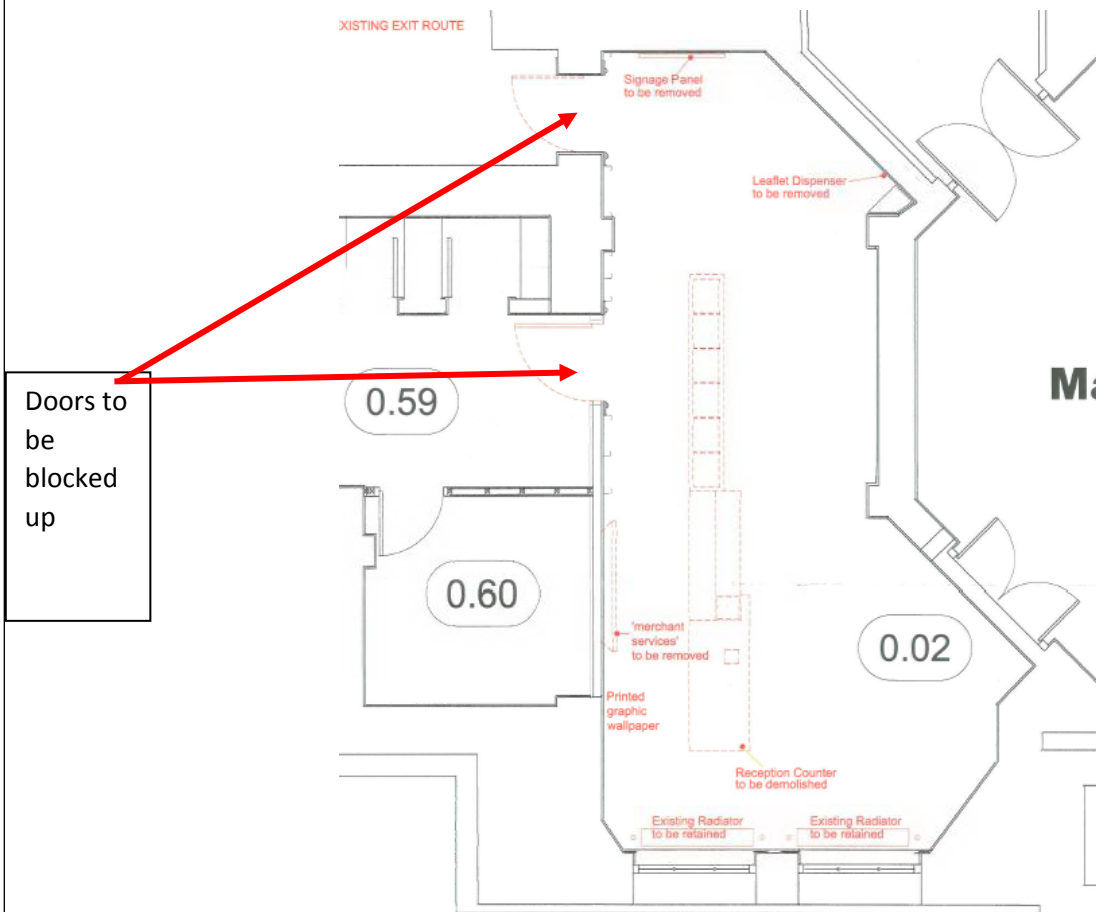
Summary	
Committee Meeting Date: 14 August 2018	
Application ID: LA04/2018/0828/LBC	
Proposal: Alterations to include blocking up existing doorways, removing architraves and construction of stud partition wall	Location: Belfast City Hall Donegal Square Belfast BT1 5GS
Referral Route: Belfast City Council Application	
Recommendation:	Grant consent subject to condition
Applicant Name and Address: Belfast City Council Property and Projects 9 Adelaide Street Belfast BT2 8BP	Agent Name and Address: Belfast City Council Property Maintenance Unit Duncrue Complex Duncrue Road Belfast BT3 9BP
<p>Executive Summary:</p> <p>Listed Building Consent is sought for alterations to create a changing facility within the main ground floor rotunda area of City Hall.</p> <p>The main issue to be considered is:</p> <ul style="list-style-type: none"> The impact on the special architectural and historic qualities of the Listed Building <p>Historic Environment Division (DfC) were consulted and offered no objection to the proposal. No representations were received regarding 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 – It is recommended that consent is granted subject to conditions. It is requested that authority be delegated to the Director of Planning and Building Control to agree the final wording of the conditions.</p>	

Case Officer Report

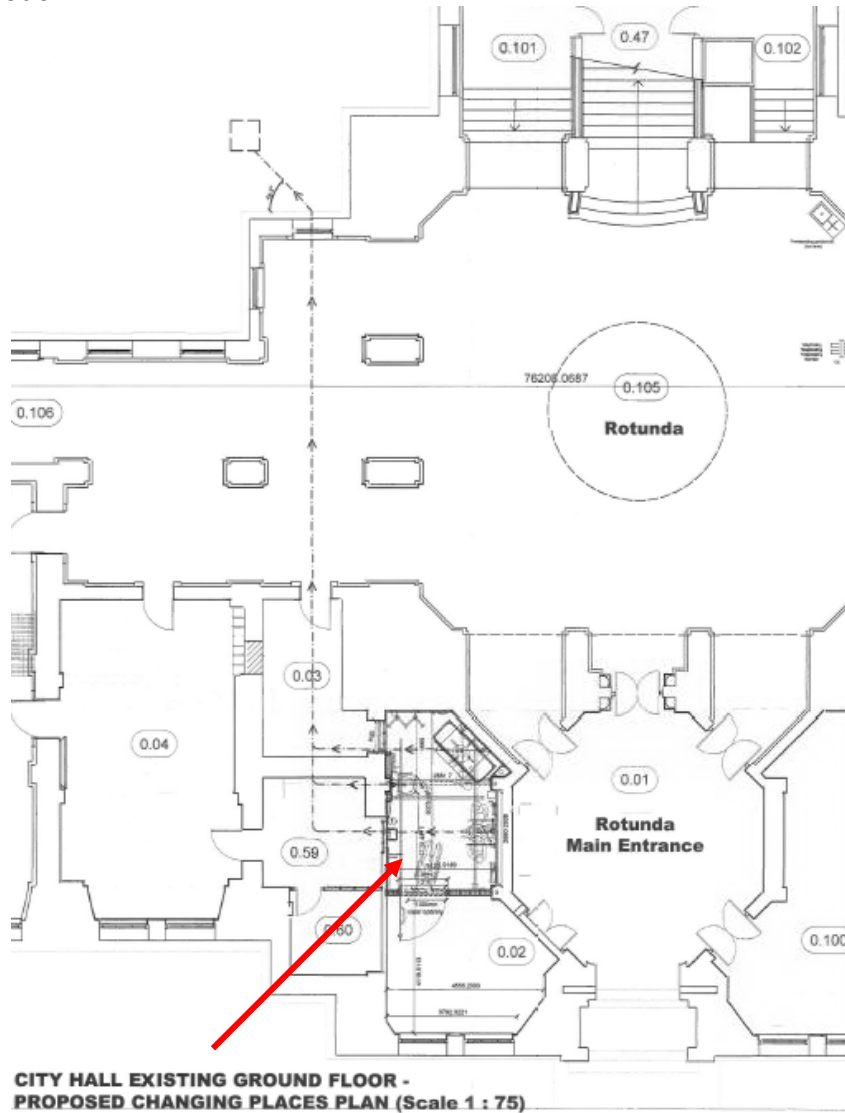
Site Location Plan



Existing Layout



Proposed Layout



Consultations:

Consultation Type	Consultee	Response
Statutory	Historic Environment Division (HED)	Advice
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 on the special architectural and historic qualities of the Listed Building

Characteristics of the Site and Area

The site is located on the ground floor adjacent to 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

Alterations include blocking up existing doorways, removing architraves and construction of a stud partition wall to facilitate a 'Changing Places' (CP) facility. A CP facility is a combined toilet, shower changing room for use by people with complex and multiple disabilities who require the help of up to two assistants. A fixed track hoist system is proposed to enable the user to be moved to the various items in the facility.

Planning Assessment of Policy and Other Material Considerations

1.0 Site History

1.1 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. *Consent granted.*

1.2 LA04/2018/0410/LBC - 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. *Consent 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

Policy Context

Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the version of BMAP purported to be adopted still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker.

Principle of Development

The key issue in the assessment of this Listed Building Consent application is consideration of the impact on the special architectural and historic qualities of 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 an exhibition counter including leaflet dispenser and signage panel to facilitate ground floor changing facilities for disabled use. The proposed alterations include blocking up two existing doors on 'elevation B' as shown on drawing no.04 and 05. The existing door architrave is to be retained and metal studwork placed in front to protect and preserve the original door and architrave. All proposed works can be removed and reversed due to the use of stud partitions, suspended ceiling (retaining existing plaster cornice detailing above) and surface mounted fixtures and fittings.

The proposed works are 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 main entrance rotunda. The proposal is located at a suitable position within the City Hall providing ease of access to the proposed facility.

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. It is requested that authority be delegated to the Director of Planning and Building Control to agree the final wording of the conditions.

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

Notification to Department (if relevant)	
Date of Notification to Department: Not required	
Representations from Elected members: None	
ANNEX	
Date Valid	10th April 2018
Date First Advertised	4th May 2018
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
Not required	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Planning History	
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>	
LA04/2018/0410/LBC - 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. <i>Permission granted.</i>	
Summary of Consultee Responses	
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.	

Drawing Numbers and Title

Drawing No. 01: Location Plan

Drawing No. 02: Existing & Proposed Elevations for the Changing Places Facility

Drawing No. 03a: Proposed Ground Floor Plan and Changing Places Facility area

Drawing No. 04: Proposed Elevations for the Changing Places Facility

Drawing No. 05: Proposed Elevations for the Changing Places Facility

Drawing No. 06: Structural Details

Drawing No. 07: Proposed Ground and Basement Floor Plan – new drainage connection