

**Development Management Officer Report
Committee Application
Addendum Report**

Summary	
Committee Meeting Date: 11 December 2018	
Application ID: LA04/2016/1915/F & LA04/2016/1884/LBC	
Proposal: Renewal of planning permission Z/2007/2120/F. Refurbishment and construction works to an existing listed building to form 18 No. two-bedroom apartments, retail and commercial office space. Works to comprise improvements to external facades and internal construction remodelling.	Location: 2/14 Little Donegall Street Belfast BT1 2JD
Referral Route: Committee – receipt of objection contrary to LPA opinion	
Recommendation:	Approval (Full Permission & Listed Building Consent)
Applicant Name and Address: Gracemount Enterprises Ltd 2/14 Little Donegall Street Belfast BT1 2JD	Agent Name and Address: Lyons Architects 24 Derryvolgie Avenue Belfast BT9 6FN
Executive Summary:	
<p>These applications were presented to November Planning Committee with a recommendation to approve. Members, following consideration of the merits of these cases, considered that the proposal would not result in a quality residential environment and deferred consideration of the applications to enable potential reasons for refusal for members to consider at December Planning Committee.</p> <p>A letter advising of Committee’s decision to defer to consider reasons for refusal was issued to the agent on 16th November. No further information has been received from the agent since last Committee, and no information relating to viability of the building and securing its’ continued operation/future use was submitted to support the proposed design approach.</p> <p>Members considered that the proposal provides insufficient amenity space, an unsatisfactory living environment for the 6 apartments facing onto the courtyard in terms of outlook and lack of daylighting, and inadequate information to demonstrate mitigation of drainage impacts as discussed in the planning report. Contrary to officers’ recommendation, Committee considered that these issues outweighed the planning history of the site – the same scheme was approved by DOE Planning under reference Z/2007/2120/F.</p> <p>If members remain of the view that the proposal is unacceptable, as set out above, the following reasons for refusal are suggested:</p>	

Full Planning Application:

1. The proposal is contrary to Policy QD1 of the Planning Policy Statement 7 in that the proposal would, if permitted, result in overdevelopment of the site due to its inappropriate layout and design, would create an unacceptable living environment for prospective residents through poor outlook and inadequate daylighting resulting in a loss of residential amenity and fails to provide adequate private amenity space. The proposal would fail to provide a quality and sustainable residential environment.
2. The proposal is contrary to Policy FLD 3 of the Department's Planning Policy Statement 15: "Planning and Flood Risk" in that it has not been demonstrated that the proposal would provide satisfactory measures for the mitigation of flood risk and in particular drainage.

Listed Building Consent:

1. The proposal is contrary to Policies BH7 and BH8 of Planning Policy Statement 6: Planning, Archaeology, and Built Heritage in that the proposed works would facilitate an unacceptable living environment for prospective residents.

Notwithstanding the above refusal reason, members are advised that whilst officers have considered the concerns expressed by members, their recommendation remains that the application should be approved. The proposed development is as previously approved by DOE Planning and there has been no change in policy since the previous approval. Also an approval would bring back into use a listed building and add to the vitality of this part of the city centre.

Recommendation

The recommendation therefore remains to approve the application as per the original case officer's report attached as Appendix 1 to this addendum report.

It is recommended that the delegated authority is given to the Director of Planning & Building Control to approve the application with conditions with the final framing and wording of conditions to be delegated.

Development Management Report Committee Application

Summary	
Committee Meeting Date: 13 November 2018	
Application ID: LA04/2016/1915/F & LA04/2016/1884/LBC	
Proposal: Renewal of planning permission Z/2007/2120/F. Refurbishment and construction works to an existing listed building to form 18 No. two-bedroom apartments, retail and commercial office space. Works to comprise improvements to external facades and internal construction remodelling.	Location: 2/14 Little Donegall Street Belfast BT1 2JD
Referral Route: Committee – receipt of objection contrary to LPA opinion	
Recommendation:	Approval (Full Permission & Listed Building Consent)
Applicant Name and Address: Gracemount Enterprises Ltd 2/14 Little Donegall Street Belfast BT1 2JD	Agent Name and Address: Lyons Architects 24 Derryvolgie Avenue Belfast BT9 6FN
<p>Executive Summary:</p> <p>Refurbishment and construction works to an existing listed building to form 18 No. two-bedroom apartments, retail and commercial office space. Works to comprise improvements to external facades and internal construction remodelling. Renewal of planning permission Z/2007/2120/F.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> - The principle of the use at this location; - Impact on the Listed Building; - Impact on the character of the area; - Impact on residential amenity; - Traffic and parking; - Drainage/Flooding. <p>The application site is located within the city centre and comprises a single building finished in red brick with slate roof and bounded by Library Street and Little Donegall Street to the sides, with Union street to the rear and is of varying height, The building is listed, and most of the ground floor is occupied by a public house, with upper floors vacant at the time of writing, and last used as a snooker facility. There is a mix of commercial uses in the immediate locality, including the Belfast Central Library opposite the site on Library Street, with the former telegraph newspapers building opposite on Little Donegall Street.</p> <p>The application is a resubmission of a previously approved scheme in September 2011. HED expressed concerns about the initial submission, however, they reviewed their position and previous advice provided, and after detailed internal consideration, reconsidered their position and</p>	

revised their opinion to approval notwithstanding the fact that the previous permission had lapsed. Substantial weight is afforded by HED to that decision. There has been no change in policy considerations, insofar as they relate to Listed Buildings, and thus the requirements of PPS6, and BH7 & 8 in particular are deemed to be met.

The proposal would not adversely impact on the amenity of existing residents or commercial premises as a result of the change of use or alterations due to separation distances and layout/aspect of adjacent properties and also taking account of the city centre character of the locality. Amenity arrangements for prospective residents are considered acceptable given the previous approval and that policy considerations have not changed since that decision.

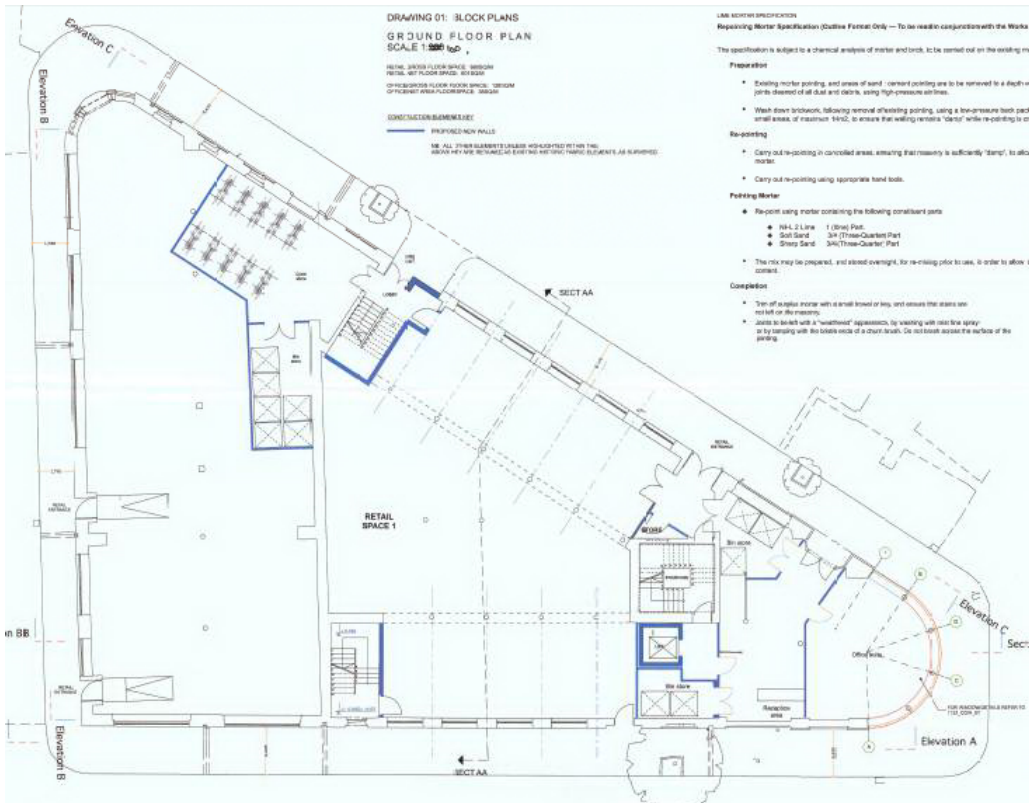
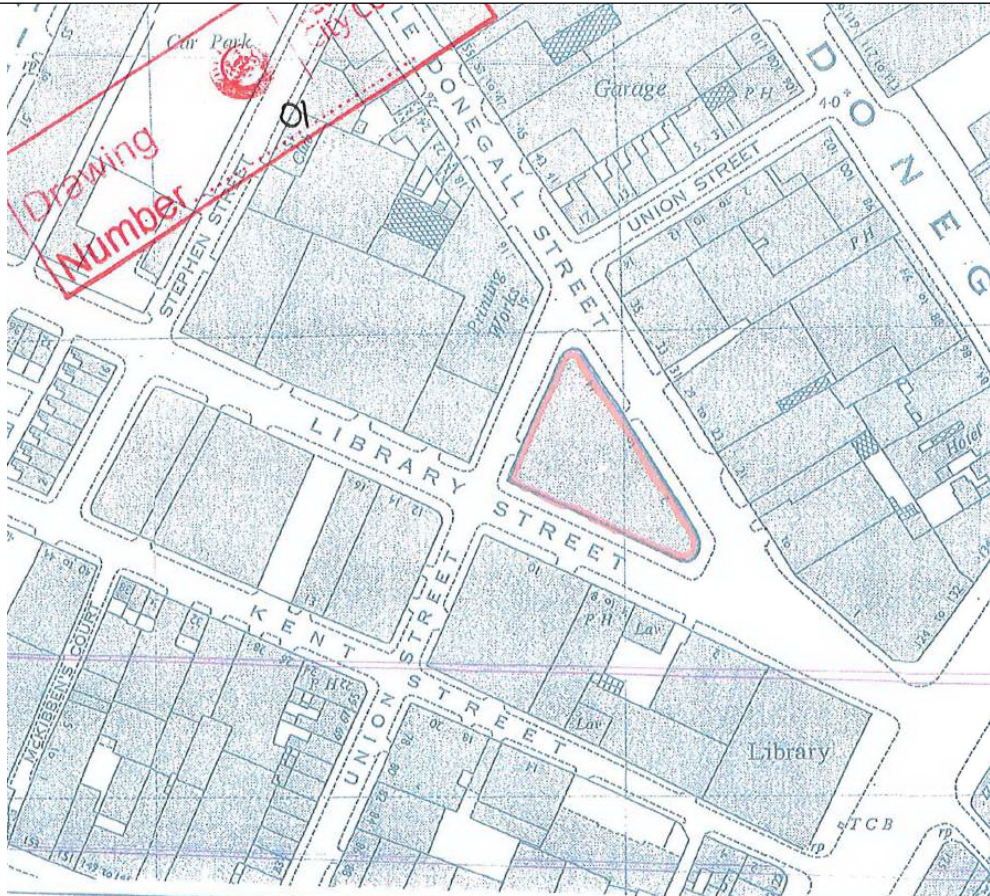
One representation has been received raising concerns including loss of historic fabric/buildings and insufficient consideration of the policy considerations of PPS6 in the submitted design and access statement. Concerns regarding the loss of fabric are outweighed by the positive response from HED. The design and access statement is adequate to meet legislative requirements, the contents and opinions expressed are a matter for consideration by the decision maker.

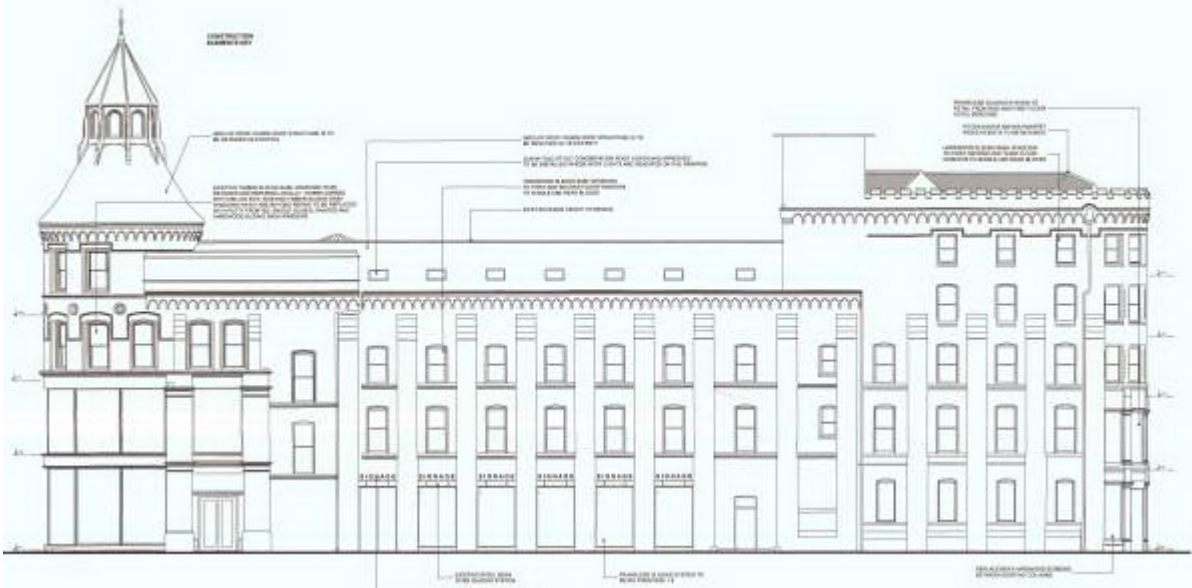
No consultees has any objections to the application subject to conditions and/or informatives.

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and compliant with relevant policies and taking account of the previously approved application. Approval of permission and Listed Building Consent is recommended and delegated authority to the Director of Planning & Building Control is requested to resolve detail drainage issues and finalise conditions.

Case Officer Report

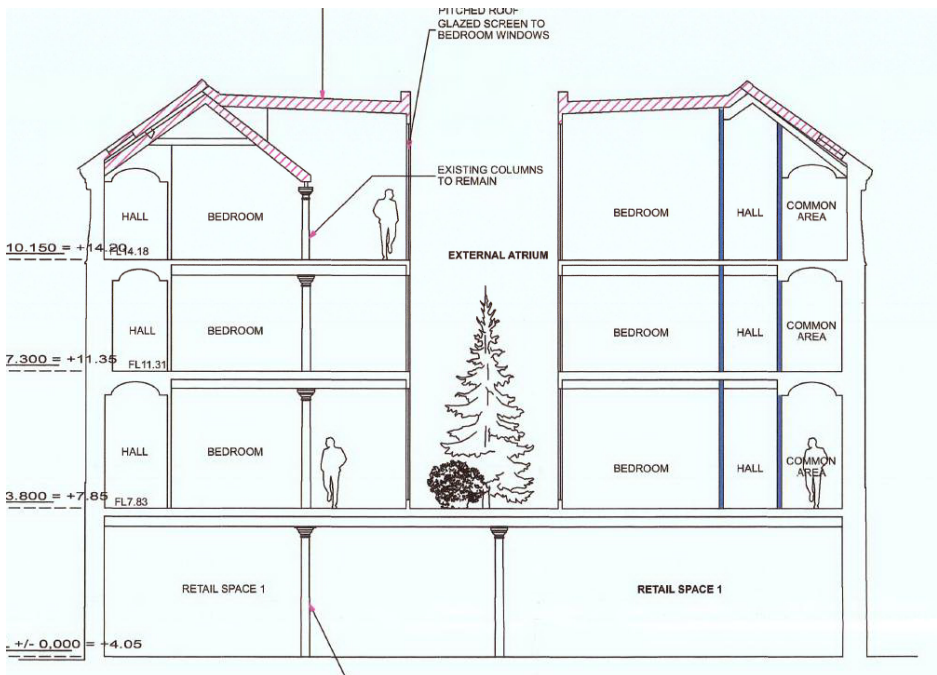
Site Location Plan







ELEVATION C



Consultations:		
Consultation Type	Consultee	Response
Non Statutory	NI Water - Multi Units East - Planning Consultations	Content
Statutory	DFI Roads - Hydebank	Content
Statutory	NIEA	Content
Non Statutory	Env Health Belfast City Council	Content
Statutory	Historic Environment Division (HED)	Content
Representations:		
Letters of Support	None Received	
Letters of Objection	1	
Number of Support Petitions and signatures	No Petitions Received	
Number of Petitions of Objection and signatures	No Petitions Received	
Representations from Elected Representatives	None received	
1.0 Characteristics of the Site and Area		
<p>1.1 The application site is located within the city centre and comprises a single building finished in red brick with slate roof and bounded by Library Street and Little Donegall Street to the sides, with Union street to the rear. It is of varying height, with a 4 storey tower feature to the front stepping down to 3 storeys and along the majority of Library Street and Little Donegall Street frontages. The building steps up to 5 storeys along the Union street elevation and a portion of Library Street and Little Donegall Street. The building is listed, and most of the ground floor is occupied by a public house, with upper floors vacant at the time of writing, and last used as a snooker facility.</p> <p>1.2 There is a mix of commercial uses in the immediate locality, including the Belfast Central Library opposite the site on Library Street, with the former telegraph newspapers building opposite on Little Donegall Street. There is a car park opposite the site on union street, with a 9 storey apartment building opposite the site at the junction of Union Street and Library Street.</p>		
2.0 Description of Proposal		
2.1 Renewal of planning permission Z/2007/2120/F. Refurbishment and construction works to an existing listed building to form 18 No. two-bedroom apartments, retail and commercial office space. Works to comprise improvements to external facades and internal construction remodelling.		

3.0	Planning History
3.1	<p>Ref ID: Z/2007/2120/F</p> <p>Proposal: Refurbishment including alterations and construction to existing listed building to form 18No. 2bedroom apartments, retail and commercial office space (amended scheme).</p> <p>Address: 2/14 Little Donegall Street, Belfast, BT1 2JD</p> <p>Decision: Approval</p> <p>Decision Date: 16.09.2011</p>

3.2	<p>Ref ID: Z/2009/0783/LB Proposal: Refurbishment and construction works to an existing listed building to form 18no. two bedroom apartments, retail and commercial office space. Works to comprise improvements to external facades and internal construction remodelling Address: 2/14 Little Donegal Street, Belfast, BT01 2JD. Decision: Approval Decision Date: 16.09.2011</p>
4.0	Policy Framework
4.1	<p>Belfast Urban Area Plan 2001 Belfast Metropolitan Area Plan 2015</p>
4.2	<p>Regional Development Strategy (RDS); Strategic Planning Policy Statement (SPPS); Planning Policy Statement 3 (PPS3) - Access, Movement and Parking Planning Policy Statement 13 (PPS13) - Transportation and Land Use Planning Policy Statement 4 (PPS4) – Planning and Economic Development Planning Policy Statement 15 (PPS15) - Planning and Flood Risk Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment</p> <p>Supplementary Planning Guidance including Development Control Advice Note 15 Vehicular Access Standards and Parking Standards</p>
4.3	<p>The SPPS sets out five core planning principles of the planning system, including improving health and well-being, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making. The SPPS states at paragraph 1.13 (page 7) that a number of policy statements, including PPS3, PPS6, PPS7, PPS12, PPS13, and PPS15 remain applicable under 'transitional arrangements'.</p>
4.4	<p>Paragraphs 4.11 and 4.12 require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraph 4.23-7 stress the importance of good design. Paragraphs 4.18-22 details that sustainable economic growth will be supported.</p>
4.5	<p>The building is listed and accordingly policies within PPS6 are a material consideration. Paragraph 6.5 sets out issues that are generally relevant to the consideration of all listed building consent applications and planning applications affecting a listed building. Given the nature of the proposal Policy BH 7 Change of Use of a Listed Building and Policy BH 8 Extension or Alteration of a Listed Building are relevant.</p>
4.6	<p>The preamble to PPS7 advises that it applies to all residential applications with the exception of single houses in the countryside. Policy QD1 states that planning permission will be granted for new residential development only where it is demonstrated that it will create a quality and sustainable residential environment. It indicates that housing will not be permitted in established residential areas where it would result in unacceptable damage to local character, environmental quality or residential amenity of these areas. The policy sets out nine criteria which all residential development proposals are expected to meet. PPS12, DCAN 8 and Creating Places relate to housing developments and are also material considerations.</p>
4.7	PPS4 is relevant as the proposal includes provision for office space.

4.8	PPS8 relates to open space and policy OS2 requires open space provision within new residential developments.
4.9	PPS3 and 13 are material considerations in regard to the parking, access, traffic and associated aspects of the proposal.
4.10	PPS15 relates to flooding and associated risks. The development site is located adjacent to College Square North, which is identified as an area of surface water flood risk on Rivers Agency Flood Risk Maps. FLD3 requires proposals to be accompanied by a Drainage Assessment where certain size thresholds of application are breached. In this case, the proposal exceeds the residential threshold of 10 or more dwelling units.
5.0	Statutory Consultee Responses
5.1	NI Water - No objection;
5.2	NIEA - Waste Management - No objection subject to conditions;
5.3	DFI - Transport NI – no objections;
5.4	Historic Environment Division – no objections
6.0	Non Statutory Consultee Responses
6.1	Environmental Health - no objections subject to conditions and/or informatives.
7.0	Representations
	The application has been neighbour notified and advertised in the local press. 1 representation has been received raising concerns including loss of historic fabric/buildings and insufficient consideration of the policy considerations of PPS6 in the submitted design and access statement.
8.0	Other Material Considerations
	None
9.0	Assessment
9.1	The main issues to be considered in this case are: <ul style="list-style-type: none"> - The principle of the use at this location; - Impact on the Listed Building; - Impact on the character of the area; - Impact on residential amenity; - Traffic and parking; - Drainage/Flooding.
9.2	Article 6 (4) of the Planning (Northern Ireland) Act states that in making any determination under the said Act regard is to be had to the local development plan, and that the determination must be made in accordance with the plan unless material considerations indicate otherwise. Principle of Development
9.3	BUAP is the current draft development plan for the area following a successful legal challenge to the adoption of the BMAP. The site is located within the development limits of Belfast and is identified as whiteland within both plans.

9.4	<p>The site is currently in use as a public house with vacant upper floors. However, the details of any development must comply with PPS6 and not adversely impact on the Listed Building, and HED have no objection in principle to the proposed uses. In addition, residential use within the city centre is encouraged within the dBMAP, and residential use is located in close proximity to the site. However, the details of any such scheme must accord with regional policy considerations including PPS6 and BH7 in particular, PPS7 and related supplementary guidance. The uses at this site were also considered acceptable under a previous approval. The principle of development including the proposed uses are therefore considered acceptable subject to acceptable details and no adverse impact on the Listed Building asset and the area.</p>
	<p>Impact on Character of the Area and Design</p>
9.5	<p>The proposal comprises the renovation and refurbishment of an existing listed building, with some elevation changes largely to parts of the ground floor. The merits of these changes in terms of impact on the Listed Building will be considered further below, however in relation to impact on the locality; it is not considered that these changes would result in significant impacts given their limited scale and nature and also given that they were considered acceptable under the previous application.</p>
9.6	<p>HED was consulted to assist in assessing the impact of the proposals on the Listed Building. HED is content in principle with the proposed change of use, however they originally expressed concerns regarding the loss of historic fabric under Policy BH8. The proposal includes significant demolition works of internal walls and removal of a large portion of the existing roof structures. Further detailed information in relation to the proposals and in particular, window details, brick repair details, method statements relating to execution of any works including repairs, door details, and details relating to existing and proposed finishes was previously requested. Accordingly HED considered that the proposal will result in a significant loss of features and built fabric of a listed building and consider the proposal contrary to PPS6.</p>
9.7	<p>Under the previous permission, it is stated in the planning report in the final paragraph that HBU (now HED), were consulted and had no objections. HED reviewed their position and previous advice provided, and after detailed internal consideration, reconsidered their position and revised their opinion to approval notwithstanding the fact that the previous permission had lapsed. Substantial weight is afforded by HED to that decision. There has been no change in policy considerations, insofar as they relate to Listed Buildings, and thus the requirements of PPS6, and BH7 & 8 in particular are deemed to be met.</p>
	<p>Impact on Amenity</p>
9.8	<p>Criteria (h) of QD1 PPS7 requires the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties. Paragraph 4.38 highlights the importance of privacy and daylight for residents, whilst 7.11 of Creating Places also highlights the importance of outlook onto existing and proposed roads.</p>
9.9	<p>The proposal includes conversion of the upper floors to provide 18 apartments. The layout, at each floor includes 3 apartments along the rear portion of the building, each of which would have direct outlook to the adjacent public road and beyond. However, the layout also includes 6 apartments located centrally within the building. There is no direct outlook to the public street, and window positions/aspect is entirely directed toward an internal courtyard to be created as part of the alterations proposed. The separation distance between apartments within the courtyard is inadequate. This aspect was not highlighted under the previous application and would appear contrary to QD1.</p>

	<p>Notwithstanding the close proximity between the proposed internal apartments, intervisibility and overlooking issues would not arise, as the window positions are within a staggered layout and as previously approved under Z/2007/2120/F.</p>
9.10	<p>The immediate context is predominantly non-residential in terms of uses, with an apartment block located to the south-west of the site. The proposal would not adversely impact on the amenity of existing residents or commercial premises as a result of the change of use or alterations due to separation distances and layout/aspect of adjacent properties and also taking account of the city centre character of the locality.</p>
9.11	<p>In relation to amenity space provision, Policy QD1 [c] PPS7 and Policy OS2 of PPS8 require the level of provision of private space to be appropriate to the surrounding context, be useable, with further guidance on amenity space provided in Creating Places. PPS 7 indicates that, where appropriate management arrangements are in place, private open space to serve apartment developments may be in the form of communal gardens. Guidance set out in Creating Places specifies that private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. Creating Places quantifies the level of communal private open space that should be incorporated in new flat developments with a required provision in the range of 10 sq m to 30 sq. m per apartment (paragraph 5.20). This paragraph goes on to state that inner urban/high density locations will tend towards the lower figure.</p>
9.12	<p>An internal atrium amenity area is provided at 1st floor level approximately 58 sqm in size and 6.5m in width, at the widest point. This equates to just over 3sqm per unit. Inadequate amenity space arrangements are proposed as part of the development in terms of the quantum of space proposed and restricted daylighting provision to the internal courtyard due to its dimensions and layout. Accordingly, it is not considered that a quality residential environment in terms of amenity space would be provided as part of the proposal. However, these arrangements were considered acceptable under the previous application. As there has been no change of policy in relation to the assessment of these aspects, it is considered that the history outweighs the concerns stated.</p>
9.13	<p>In terms of the office space, the proposal is located within the city centre boundary in both the BUAP and dBMAP. Accordingly, this is a suitable location for office use, including B1(a) use under PED 1 of PPS4. The proposal also complies with the general criteria under PED9 as these repeat considerations already assessed in the report under other policies.</p>
	<p>Access, Parking and Transport:</p>
9.14	<p>Transport NI were consulted and are satisfied that there is sufficient parking provision, the access arrangements are adequate, and that the proposal will not result in a significant impact on traffic or road safety. This aspect is therefore considered acceptable and compliant with PPS3, associated guidance, and criteria [f] of QD1.</p>
	<p>PPS15 Flooding and Drainage</p>
9.15	<p>Policy FLD3 of PPS15 requires proposals in excess of 10 dwellings or site areas in excess of 1 hectare to be accompanied by a drainage assessment. Information in relation to drainage details and consultation with River Agency is required in order to demonstrate that the proposal meets this criteria. Delegated authority to resolve this issue is therefore requested.</p>

<p>9.16</p>	<p>Consultations:</p> <p>Environmental Health has no objections and the proposal will not result in an unacceptable impact in terms of noise, air quality, or related issues. NIEA have no objections in terms of contamination or drainage. NI Water has no objection in relation to sewerage and notes that no surface water sewer is available.</p> <p>Representations</p>
<p>9.17</p>	<p>One representation has been received raising concerns including loss of historic fabric/buildings and insufficient consideration of the policy considerations of PPS6 in the submitted design and access statement. Concerns regarding the loss of fabric are outweighed by the positive response from HED. The design and access statement is adequate to meet legislative requirements, the contents and opinions expressed are a matter for consideration by the decision maker.</p>
	<p>Summary of recommendation: Approval</p>
<p>10.0</p>	<p>Representations have been fully considered, however, having regard to the policy context and other material considerations above, it is considered acceptable and compliant with relevant policies and taking account of the previously approved application. Approval of permission and Listed Building Consent is recommended and delegated authority to the Director of Planning & Building Control is requested to resolve detail drainage issues and finalise conditions.</p>

(Draft) Conditions (delegated authority of final conditions to Director of Planning & Building Control requested)

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No part of the development hereby permitted shall commence until full details of flooding and drainage mitigation measures have been submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out and operate in accordance with the agreed details.

Reason: in the interests of amenity and to ensure provision of adequate drainage mitigation measures.

3. The materials and construction method to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the Planning Authority for written agreement prior to commencement of any development on the site. The materials shall match in material, colour and texture those used in the existing building except where indicated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. All new internal works and finishes, and any works of making good, shall match the existing original fabric by using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved. Samples of all materials to be used shall be submitted to the Local Planning Authority

for written agreement prior to commencement of works to that element of the development on the site.

Reason: In order that the architectural and historic interest of this Building is safeguarded and in the interest of visual amenity.

5. No equipment, machinery or materials are to be brought on the site for the purpose of the development including demolition until a report detailing all protection measures for existing historic surfaces during the development has been submitted to and agreed in writing with the Local Planning Authority and verified by Historic Environment Division. All means of protection shall be retained in situ in accordance with the agreed details and for the duration of the development. The developer shall inform the Local Planning Authority on completing the installation of all protection measures so that the Local Planning Authority or their representative to agree such measures before allowing development to commence. Development shall not commence until these measures have been agreed by the Local Planning Authority in writing.

Reason: To ensure that adequate protection measures are put in place around listed building features prior to the commencement of development to ensure that features are not damaged or otherwise adversely affected by building operations.

6. No demolition shall take place until the listed building has been recorded in accordance with a brief prepared by Historic Environment Division and submitted to and agreed with the local Planning Authority.

Reason: To ensure details of this building are not lost.

7. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition or agreement, is completed in accordance with the approved programme.

8. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department for Communities. The programme should provide for the identification and evaluation of the archaeological remains within the site, for mitigation of the impacts of the development through excavation recording or by preservation of remains and for the preparation of an archaeological report.

Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

9. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Local Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Local Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

10. After completing any remediation works required under Condition 9 and prior to occupation of the development, a verification report shall be submitted in writing and agreed with the Local Planning Authority. This report shall be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

11. No part of the development shall be occupied until secure and covered cycle parking facilities have been provided on the site. These facilities shall be permanently retained on the site.

Reason: To ensure acceptable cycle parking on the site and to encourage alternative modes of transport to the private car.

12. No part of the development hereby permitted shall be occupied until all existing redundant vehicular accesses have been permanently closed and the road properly reinstated to the satisfaction of TransportNI.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

LBC Draft Conditions (delegated authority of final conditions to Director of Planning & Building Control requested)

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

2. Information

HED will require:

- a. Method statement/s for the repair of windows & doors
- b. Method statement/s for the repair of any other historic elements
- c. Details of new doors
- d. Existing and proposed finishes (inc plaster and joinery)

Reason: To ensure that retained historic fabric is preserved and any new elements are appropriate for the Listed Building.

3. Demolitions

- a. No demolition works to the extensions of the listed building shall be undertaken until a method statement for the demolition works has been submitted and agreed in writing by the Department.
- b. HBU require access to record areas that are to be the subject of demolitions to ensure that a proper record of the Listed Building is available.

Reason: to complete the record of historic fabric where areas may have been covered up previously.

4. Existing Fabric

- a. Existing doors: doors no longer in use are to be retained but fixed shut and blocked up on the side facing the new work/area/room. This is to maintain the character of the existing rooms that remain unaltered.
- b. New rainwater goods to be cast iron, cast aluminium or heavy duty extruded aluminium.
- c. Existing timber sliding sash windows to be retained and repaired. Any new windows to be single-glazed putty-fronted opaque painted timber sliding sash windows with no in-frame trickle vents (background ventilation to be provided by other means).

- d. A down-stand to be left and masonry piers (300mm minimum) to be retained at either side of the new opening/s formed between the dining area and the proposed kitchen.
- e. All mortar and pointing used for the repair of the historic fabric is to be lime/sand mix with no cement additive.

Reason: to preserve the surviving historic fabric

5. New works

- a. No new internal doors shall be erected in the listed building until the detailed design and materials of the doors have been submitted and agreed in writing by the Department.
- b. No new openings shall be made in existing masonry walls of the listed building until details of new openings for doors/windows in existing masonry walls, including details of head and jam treatment have been submitted and agreed in writing by the Department.
- c. No works shall be undertaken to the ground and first floor constructions of the listed building until details of alterations to the existing floor constructions have been submitted and agreed in writing by the Department.
- d. No works shall be undertaken to the roof structure of the listed building until details of alterations and method of splice repairs have been submitted and agreed in writing by the Department.
- e. No dry lining of the internal face of the external perimeter walls of the listed building shall be constructed until the detailed design and extent of dry lining has been submitted and agreed in writing by the Department.

Reason: to ensure that all new work is appropriate and will not result in future harm to the historic fabric.

Neighbour Notification Checked

Yes

Signature(s)

Date:

ANNEX	
Date Valid	6th September 2016
Date First Advertised	16th September 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1-21, Little Donegall Street, Town Parks, Belfast, Antrim, BT1 2JD, The Owner/Occupier, 10 Library Street, Town Parks, Belfast, Antrim, BT1 2JB, The Owner/Occupier, 12 Library Street, Town Parks, Belfast, Antrim, BT1 2JB, The Owner/Occupier, 12-14, Union Street, Town Parks, Belfast, Antrim, BT1 2JF, The Owner/Occupier, 124-144, Royal Avenue, Town Parks, Belfast, Antrim, BT1 1DN, The Owner/Occupier, 13 Union Street, Town Parks, Belfast, Antrim, BT1 2JF, The Owner/Occupier, 13 Union Street, Town Parks, Belfast, Antrim, BT1 2JF, The Owner/Occupier, 15 Union Street, Town Parks, Belfast, Antrim, BT1 2JF, The Owner/Occupier, 15 Union Street, Town Parks, Belfast, Antrim, BT1 2JF, The Owner/Occupier, 17 Union Street, Town Parks, Belfast, Antrim, BT1 2JF, The Owner/Occupier, 2-14, Little Donegall Street, Town Parks, Belfast, Antrim, BT1 2JD, The Owner/Occupier, 22-26, Library Street, Town Parks, Belfast, Antrim, BT1 2JB, The Owner/Occupier, 23-29, Little Donegall Street, Town Parks, Belfast, Antrim, BT1 2JD, The Owner/Occupier, 28-30 Chatham House, Library Street, Town Parks, Belfast, Antrim, BT1 2JB, The Owner/Occupier, 31 Little Donegall Street, Town Parks, Belfast, Antrim, BT1 2JD, The Owner/Occupier, 31A Little Donegall Street, Town Parks, Belfast, Antrim, BT1 2JD, The Owner/Occupier, 35 Little Donegall Street, Town Parks, Belfast, Antrim, BT1 2JD, Philippa Martin 66, Donegall Pass, Belfast, Antrim, Northern Ireland, BT7 1BU The Owner/Occupier, Central Library, Royal Avenue, Town Parks, Belfast, Antrim, BT1 1EA,	
Date of Last Neighbour Notification	15.09.2016
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: LA04/2015/0184/F Proposal: Belfast Streets ahead-phase 3. Public realm/ environmental improvement project to improve streetscape and create flexible public spaces through the provision of high quality natural stone paving, street furniture, trees, lighting and soft landscaping. Stopping up of a section of Library Street to create Library Square. Stopping up of a section of Academy Street to extend Cathedral Gardens Address: Royal Avenue, York Street (part), Frederick Street, Great Patrick Street (part), York Lane, Library Street (part), Little Donegall Street (part), Academy Street, Talbot Street, Curtis Street, Clarkes Lane, Exchange Street West & Cathedral G Decision: PG	

Decision Date: 26.11.2015

Ref ID: LA04/2015/0577/O

Proposal: Application for a mixed use regeneration project comprising community, residential, commercial, local retail, leisure and managed student accommodation uses and areas of public realm.

Address: Lands located within the DSD Northside Development Area, principally those located within the Clifton Street Gateway and Press / Library Quarter. Clifton Street Gateway includes lands bounded by Clifton Street, Regent Street, the Westlink a

Decision: DRES

Decision Date: 18.01.2016

Ref ID: LA04/2016/1884/LBC

Proposal: Renewal of planning application Z/2009/0783/LB. Refurbishment and construction works to an existing listed building to form 18No. two bedroom apartments, retail and commercial office space. works to comprise improvements to external facades and internal construction remodelling.

Address: 2/14 Little Donegall Street, Belfast, BT1 2JD,

Decision:

Decision Date:

Ref ID: Z/1983/0525

Proposal: CHANGE OF USE OF GROUND FLOOR TO SNOOKER HALL

Address: 2-14 LITTLE DONEGALL STREET, BT1

Decision:

Decision Date:

Ref ID: Z/1983/2056

Proposal: 2-14 LITTLE DONEGALL STREET, BT

Address: CONVERSION OF GROUND FLOOR TO LICENSED PREMISES

Decision:

Decision Date:

Ref ID: Z/1985/1435

Proposal: CONVERSION OF PORTION OF GROUND FLOOR OF EXISTING PREMISES TO FORM

Address: 2-14 LITTLE DONEGALL STREET

Decision:

Decision Date:

Ref ID: Z/1986/1066

Proposal: PARTIAL CHANGE OF USE OF GROUND FLOOR TO SNOOKER HALL AND AMUSEMENT ARCA

Address: 2-14 LITTLE DONEGALL STREET

Decision:

Decision Date:

Ref ID: Z/1987/0904

Proposal: External refurbishment of building

Address: 2-14 LITTLE DONEGALL STREET, BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1990/2464

Proposal: Change of use of section of upper floor of snooker club to amusement arcade

Address: 2/14 LITTLE DONEGALL STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1990/2465

Proposal: Partial change of use of ground floor from amusement arcade to extension to licensed premises

Address: 2/14 LITTLE DONEGALL STREET BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/1990/2860

Proposal: Re-opening 3 no window openings to ground floor licensed premises

Address: 2/14 LITTLE DONEGALL STREET BELFAST

Decision:

Decision Date:

Ref ID: Z/1998/2515

Proposal: General refurbishment of existing licensed premises including relocation of doorways and replacement of light fittings/awnings, alterations to existing window sills.

Address: 2-14 LITTLE DONEGALL STREET, BELFAST BT1

Decision:

Decision Date:

Drawing Numbers and Title

Drawing No. 01, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: