

Committee Application

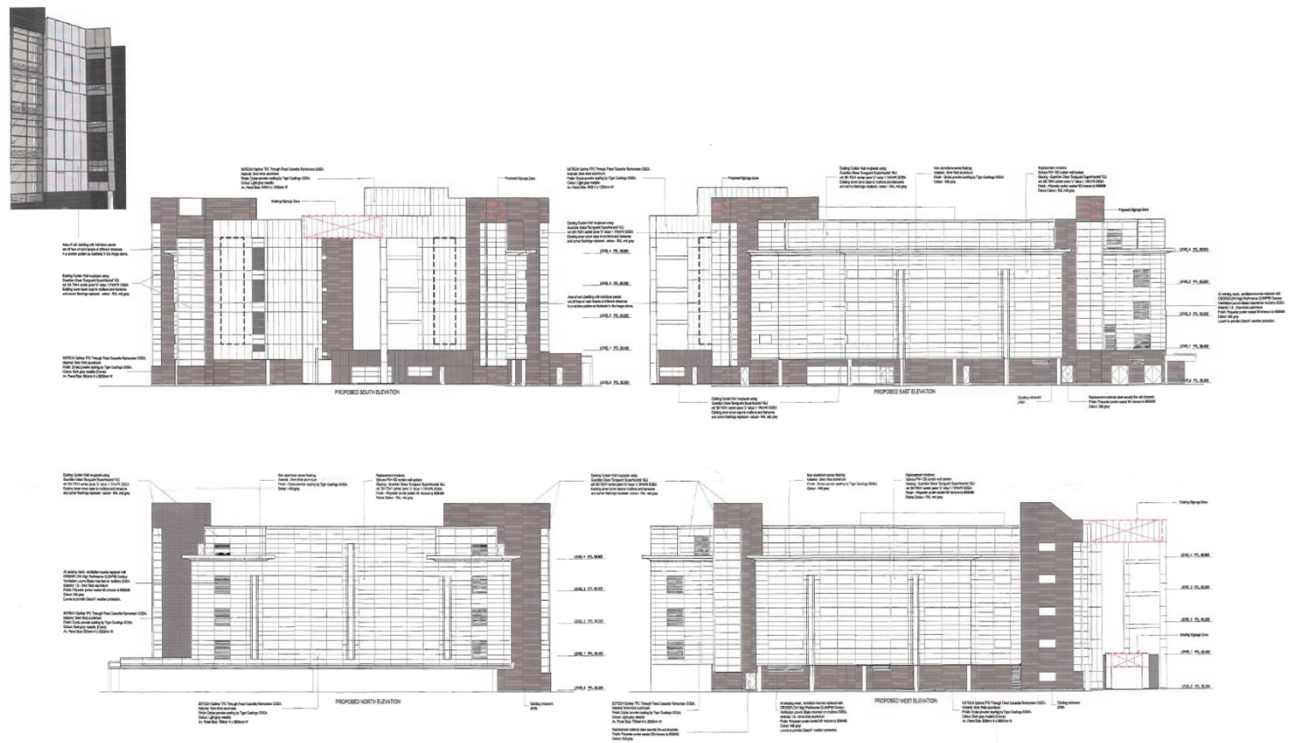
Development Management Report	
Application ID: LA04/2018/2742/F	Date of Committee: 15 January 2019
Proposal: Alteration to existing building comprising replacement of external cladding panels and associated external works.	Location: The Gas Works 24 Cromac Place Belfast BT7 2JB
Referral Route: Belfast City Council has an estate in the land	
Recommendation:	Approval
Applicant Name and Address: Lloyds Banking Group 24 Cromac Place Belfast BT7 2JB	Agent Name and Address: Nigel Cussen Pegasus Group Pavillion Court Green Lane Garforth LS25 2AF
<p>Executive Summary:</p> <p>Full permission is sought for external alterations to 24 Cromac Place comprising the replacement of external cladding panels and associated external works.</p> <p>The key issue in assessment of the proposed development is the impact of the proposal on the character and appearance of the area. It is considered that the proposal would not have an adverse impact on the character and appearance of the area.</p> <p>Recommendation</p> <p>Approval - it is recommended that the application is approved subject to conditions and it is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>	


Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 The application is for full permission for the alteration to No. 24 Cromac Place comprising the replacement of external cladding panels and associated external landscaping works. The proposal relates to phase 2 of works to the building following the stage 1 removal of existing cladding panels and the erection of weather protection, approved under LA04/2018/2281/F on 14 November 2018

Proposed Replacement Cladding



<p>2.0</p> <p>2.1</p> <p>2.1</p>	<p>Description of Site</p> <p>The site is located at 24 Cromac Place in the former Gas Works site of Belfast City Centre. It consists of a 5-storey commercial building currently occupied by Lloyds Banking Group. The character of the area is representative of a business park and made up of office developments. A railway line runs to the east of the site, beyond which is the River Lagan.</p> <p>Site Location</p>  <p>The map shows a plan view of the site at Cromac Place. A red outline highlights the site boundary. To the east of the site, there are railway lines and the River Lagan. Labels on the map include 'CROMAC PLACE', 'EBS', 'SR', 'Cromac Station', 'RIVER LAGAN', and 'WINDMILL'.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
<p>3.0</p>	<p>Site History</p> <p>LA04/2018/2281/F - The Gas Works, 24 Cromac Place - Alteration to existing building comprising removal of existing cladding panels and erection of weather protection in the form of steel framing system, insulation and Siniat Board - PERMISSION GRANTED 15.11.2018</p> <p>LA04/2018/1453/F - Lands at and adjacent to plot 4 Cromac Place - Erection of 6No. storey Grade A office development, incorporating a ground floor coffee bar, associated car parking, part retention and reconfiguration of existing car park, and all ancillary site works and landscaping – UNDER CONSIDERATION</p> <p>LA04/2016/2267/F - Site C Gasworks Office Park - Erection of office building (ranging in height from four to six storeys) and associated access road, re-configuration of existing car park and ancillary works – UNDER CONSIDERATION</p> <p>Z/2004/1803/F - HBOS Call Centre, 24 Cromac Place - Proposed increase in height of existing railing along pedestrian walkway - PERMISSION GRANTED 09.11.2004</p> <p>Z/2000/2922/A - Sites 5 & 6 Gasworks Development Area, Ormeau Road - 'Halifax' Logo sign - PERMISSION GRANTED 17.02.2001</p>

	Z/1999/2850/F - Sites 5 & 6 Gasworks Development Area, Ormeau Road - New call centre with associated car parking - PERMISSION GRANTED 02.12.1999
4.0	Policy Framework
4.1	BUAP 2001 Draft Belfast Metropolitan Area Plan 2004 Version of Belfast Metropolitan Area Plan published 03.09.14 Strategic Planning Policy Statement (SPPS) Planning Policy Statement 4: Planning and Economic Development - Policy PED 9
5.0	Statutory Consultees Responses
5.1	None
6.0	Non Statutory Consultees Responses
6.3	BCC Urban Design Officer - No objection subject to inspection of materials, colours and finishes
7.0	Representations
7.1	The application has been neighbour notified and advertised in the local press. No comments have been received.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
	<u>Plan Status/Relevant Policy/Constraints</u>
9.1	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.
9.2	The site is within the development limit of Belfast as designated in both the BUAP and the draft BMAP. The site is located within the Main Office Area in the Draft Belfast Metropolitan Area Plan 2015 and is white land in the adopted Belfast Metropolitan Area Plan 2015.
9.3	The Strategic Planning Policy for Northern Ireland (SPPS) is a material consideration for all decisions on individual planning applications and provides general policy context. PPS 4 also provides relevant policy guidance.
	<u>SPPS</u>

9.4	<p>Under the SPPS, the guiding principle for planning authorities in determining planning applications is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. In practice this means that development that accords with an up-to-date development plan should be approved and proposed development that conflicts with an up-to-date development plan should be refused, unless other material considerations indicate otherwise.</p> <p><u>Consideration</u></p>
9.5	<p>The main issue for the assessment of this proposal is its impact on the character and appearance of the area.</p> <p><u>Impact on the Character and Appearance of the Area</u></p>
9.6	<p>In a supporting statement the applicants state that the external appearance of the building has become dated and the external façade needs replacing for health and safety reasons. Remedial works to the building will comprise two phases. The current application relates to Phase 2, consisting of the final cladding for the exterior of the building and new landscaping. Separate planning permission was granted for Phase 1 for the removal of the existing panels and the provision of weather protection. The applicants advise that the recladding work (Phase 2) is envisaged to be completed by early 2020, subject to approval.</p>
9.7	<p>Under Phase 1 (LA04/2018/2281/F) , following the removal of the existing cladding panels, weather protection is to be erected in the form of a steel framing system, insulation and Siniat sheathing board. The Siniat board is to be off-white/cream in colour and is to be fixed to the stripped back façade. Existing windows are to be closed with temporary stud walls.</p>
9.8	<p>The Phase 2 works were subject to a pre-application discussion meeting with Belfast Planning held on 19 October 2018. Following submission of the application a site meeting took place on 19 December 2018 with the Council's Urban Design Officer (UDO) during which samples of panels to be used on a section of the front elevation were viewed. A drawing was subsequently submitted which the UDO confirmed reflected what had been agreed. A condition is to be attached to any approval that no development will commence until samples of all materials, colours and finishes to be used on all external have been assessed (where possible on site) and agreed in writing with the Council.</p>
9.9	<p>Policy PED 9 of PPS 6 provides general criteria for economic development against which the proposed works can be assessed. The proposed recladding is considered acceptable in terms of design (subject to final agreement of precise panel specification) and will not adversely impact on the character of the area or surrounding land uses. The Radisson Blu Hotel is situated adjacent to the west of the site; however, it is not considered that the propose works will impact on the amenity of hotel residents. The site is not within a conservation area or other designation and the building is not listed. Other than associated construction noise it is not considered that the works will create unacceptable noise or nuisance.</p>
9.10	<p>The proposal before the Planning Committee relates only to the external appearance of elevations and the façade of the building. The UDO is supportive of the proposal and his comments include:</p> <p>“The proposed scheme includes tonal variations to those darker panels along the base of the building as well as the facades of key building components. This approach will help to emphasise the verticality of these elements while adding visual interest and break up the large building mass. Large vertical sections of darker panelling along the front elevation of the</p>

	<p>building, to both the rear and sides of the existing projecting feature, will place increased prominence on the building entrance while emphasising this projecting feature. The proposed works also include two large vertical sections of wall cladding along the southern elevation on which a range of lighter coloured panels will be offset from the façade at varying depths. This will provide a degree of relief to the panels in these two areas through the introduction of subtle shadow lines that again increase visual interest while providing an element of contrast to the predominantly uniform plane.”</p> <p>9.11 It is considered that the visual impact of the proposed replacement cladding is acceptable. No changes to the form of the building or to existing access arrangements are proposed. With regard to landscaping, a comprehensive landscape scheme was not provided. However, it is recommended that a condition be attached to any approval requiring the submission of landscaping details prior to completion of the works. Additionally, a smoking shelter is to be provided in the norther corner of the site which will have minimal impact on the visual appearance of the building.</p> <p>9.12 It was conditioned in the Phase 1 approval that planning permission should be granted for the preparatory works for a period of up to one year, at or before that point the building should be restored to its previous appearance or in accordance with a further planning permission if granted (such as the current application for the Phase 2 works). This is to ensure that the recladding work takes place in a timely manner following the preparatory weather proofing works and to ensure against the building remaining unfinished for an unforeseeable period.</p> <p>9.13 The proposed works are considered to be complaint with PED 9 and the SPPS.</p> <p><u>Conclusion</u></p> <p>9.14 It is considered that the proposed recladding scheme complies with relevant policy and will enhance the appearance of the building and its wider setting. Approval is recommended subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions.</p>
10.0	Summary of Recommendation: Approval
11.0	<p>Conditions</p> <ol style="list-style-type: none"> 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. Development shall not commence until samples of all materials, colours and finishes to be used on all external surfaces as annotated on Approved Drawing No.04, date stamped 12 November 2018, have been made available for inspection (on site where possible) and have been approved in writing by the Local Planning Authority. Thereafter the development shall not be carried out unless in accordance with the approved details. Reason: In the interests of visual amenity. 3. Full details of hard and soft landscaping are to be submitted and approved by the planning authority within 3 months of the grant of planning permission. The approved hard and soft landscaping scheme shall be implemented within 1 year of commencement of the approved works and shall be retained as approved.

	<p>Reason: In the interests of visual amenity.</p> <p>4. If within a period of 5 years from the date of planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.</p> <p>Reason: In the interests of visual amenity.</p>
	<p>Notification to Department (if relevant)</p> <p>N/A</p>
	<p>Representations from Elected members:</p> <p>N/A</p>