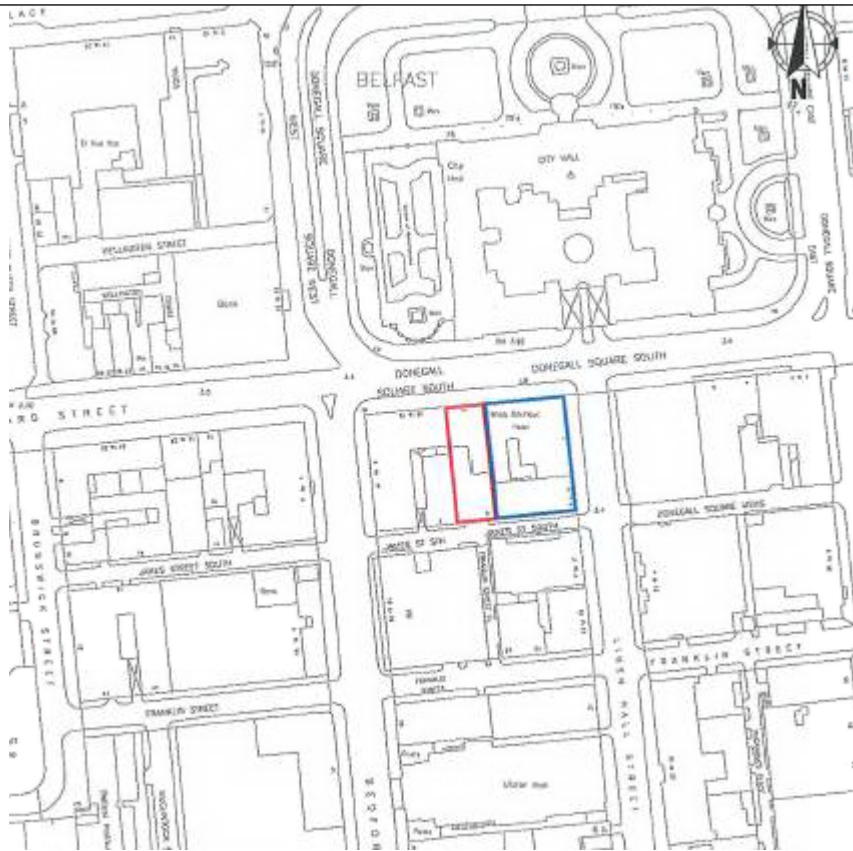


## Development Management Officer Report Committee Application

Summary	
<b>Committee Meeting Date:</b> 12 March 2019	
<b>Application ID:</b> LA04/2017/2302/F and LA04/2017/2300/DCA	
<b>Proposal:</b> Extension to seventh floor to accommodate hotel gym.	<b>Location:</b> Scottish Amicable House 11 Donegall Square South Belfast
<b>Referral Route:</b> Objection from statutory consultee	
<b>Recommendation:</b> Approval and Consent	
<b>Applicant Name and Address:</b> Kilmona Property Ltd Adelaide House 1 Falcon Road Belfast BT12 6SJ	<b>Agent Name and Address:</b> Coogan & Co Architects Ltd 144 Upper Lisburn Road Finaghy Belfast BT10 0BG
<p><b>Executive Summary:</b> The application seeks full permission for an extension to the seventh floor to accommodate hotel gym, and demotion consent within a conservation area.</p> <p>The key issues in the assessment of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>- Principle of proposed use</li> <li>- Access, movement, parking and transportation</li> <li>- Design and impact on the Conservation Area</li> <li>- Impact on the setting of Listed Buildings</li> <li>- Impact on amenity</li> </ul> <p>The site is located within the development limits of Belfast within the city centre and within the Linen Conservation Area. The site is adjacent to two listed buildings.</p> <p>No objections have been received from consultees, with the exception of HED Historic Buildings. HED view is that the proposal would detrimentally impact the setting of the adjacent listed buildings, by competing with the prominence of the listed building by adding an additional level of accommodation above the roof plane. On this basis, HED is of the view that the proposal is contrary to Policy BH11 of PPS6.</p> <p>On revisiting the site with BCC Planning Senior Officers it is considered that the set back of the mansard roof will assist in effectively screening the additional height to the front of the building. The mansard roof will also slope away from the chimneys of the adjacent listed Scottish Mutual Building, and in officers' opinion will not adversely affect the setting of the listed building.</p> <p>The proposal has been assessed against and is considered to comply with the SPPS, BUAP, Draft BMAP, PPS3, PPS6 and Linen Conservation Area Design guide.</p> <p>Accordingly, it is recommended that planning permission and consent is granted subject to notification to the Department of Infrastructure (DFI) because of the HED objection and referral of the demolition of part of the external wall of the building within the Conservation Area. It is also requested that the Committee delegate authority to the Director of Planning and Building Control to finalize the wording of conditions.</p>	

## 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 Description of Proposed Development

Extension to seventh floor to accommodate hotel gym. The proposal includes the demolition of part of the outer wall on the existing top floor.

##### 2.0 Description of Site

The site, located at 11 Donegall Square South, displays an existing portion of the Ten Square Hotel which was approved under LA04/2016/0098/F for "Proposed change of use from 7 storey office building. To provide additional hotel accommodation for adjacent Ten Square Hotel (66 ensuite bedrooms) and ancillary accommodation, including façade elevational changes". The building is of modern construction comprising of silver grey granite cladding and charcoal grey cladding fronting onto Donegall Square South. The site sits adjacent to 2 listed buildings, namely Ten Square Hotel itself, adjacent, and the Former Scottish Mutual Building at 15-16 Donegall Square South. The surrounding area is of commercial nature with a mixture of retail units, restaurants and office, typical of its city centre location. The site is located within the Linen Conservation area.

## **Planning Assessment of Policy and Other Material Considerations**

### **3.0 Site History**

There are a number of planning approvals on the site. The most recent being LA04/2016/0098/F for "Proposed change of use from 7 storey office building to provide additional hotel accommodation for adjacent Ten Square Hotel (66 ensuite bedrooms) and ancillary accommodation, including façade elevational changes", which was granted in November 2016.

### **4.0 Policy Framework**

4.1 (Draft) Belfast Metropolitan Area Plan (BMAP) 2015 and Belfast Urban Area Plan 2001 (BUAP)

4.7 Strategic Planning Policy Statement (SPPS)

4.3 Planning Policy Statement (PPS) 3: Access, Movement and Parking

4.4 Planning Policy Statement (PPS) 4: Planning and Economic Development

4.5 Planning Policy Statement (PPS) 6: Planning, Archaeology and the Built Heritage

### **5.0 Statutory Consultees Responses**

5.1 DFI Roads Service - No objection subject to conditions

5.2 DfC HED Historic Buildings – Objection

5.3 NI Water – No objection

### **6.0 Non Statutory Consultees Responses**

6.1 Belfast City Council (BCC) Environmental Health - No objection

6.2 Belfast City Council (BCC) Conservation Officer – No objection

### **7.0 Representations**

7.1 The application has been neighbour notified and advertised in the local press. No representations have been received.

### **8.0 Other Material Considerations**

8.1 Parking Standards

8.2 Linen Conservation Area Design Guide

### **9.0 Assessment**

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP 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. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015 and BUAP. There have been a number of amendments to the proposal since its initial submission. This report will assess the most recent set of plans submitted.

9.2 The key issues are:

- Principle of proposed use
- Access, Movement, Parking and Transportation
- Design and impact on the Conservation Area
- Impact on the setting of Listed Buildings
- Impact on amenity

### **9.3 Principle of proposed use**

The site is located within Belfast City Centre as designated in dBMAP and BUAP. It is also within Linen Conservation Area. In addition to this the site is within the proximity of a number of Listed Buildings. The site is currently in use as a hotel and this is an extension to that use.

#### **9.4 Access, Movement, Parking and Transportation**

DFI Roads Service were consulted and considered this proposal acceptable as submitted. They suggested the repetition of a number of conditions contained within the approval for LA04/2016/0098/F to be attached however.

#### **9.5 Design and impact on the Conservation Area**

The site is located within the Linen Conservation Area. The primary policy considerations are set out in Policy BH12 of PPS 6 – New Development in a Conservation Area. BH12 sets out 7 general criteria for proposals. Section 104 of the 2011 Act and the related policy direction of the SPPS take precedence over criterion (a) of PPS6 Policy BH12 New Development in a Conservation Area, which requires the development to preserve or enhance the character of the area. The remaining criteria of this policy however remain. Criteria (b) and (c) broadly seek development that is in sympathy with the characteristic built form, scale material and detailing of the area; (d) that proposal will not result in environmental problems such as noise, nuisance and disturbance; (e) that important views within, into and out of the area are protected, and (f) that trees and other landscape features are protected. Criterion (g) seeks redevelopment that conforms to the guidance set out in conservation area documents.

9.6 Policy BH 12 advises that development will normally be permitted for alterations and extensions where they are sensitive to the existing building and in keeping with the character and appearance of the Conservation Area. The proposed development has undergone a number of amendments since the initial submission amidst internal discussions and meetings. The proposed extension will add approximately 115 sqm to the existing building. It will display a mansard roof style finished in metal grey cladding to match the existing grey stone.

9.7 The Conservation Officer considers that the proposed extension would be acceptable on balance. The long distance views of the plant room currently visible on the upper floor will be hidden and therefore results in an enhancement of the conservation area. Therefore the Conservation Officer has no objection to the demolition aspect of the proposal. It is important to note that Conservation Areas are continually evolving and changing, which is indeed the case here with a mixture of modern infills sitting alongside the traditional buildings.

#### **9.8 Impact on the setting of Listed Buildings**

The application site is located within the immediate area of a number of listed buildings including Ten Square Hotel itself, adjacent, and the Former Scottish Mutual Building at 15-16 Donegall Square South. HED Historic Buildings object to the proposal however, stating that the extension is inappropriate in terms of scale, height and detailed design. This is following the submission of amendments displaying lower roof height and design to show a mansard roof.

9.9 HED Historic Buildings state the recent approval under LA04/2016/0098/F established the maximum capacity on the site and any further development would detrimentally impact the settings of the adjacent listed buildings, by competing with the prominence of the listed building by adding an additional level of accommodation above the roof plane. Therefore they state the proposal is contrary to BH11 of PPS6.

9.10 On revisiting the site with BCC Planning Senior Officers it is considered that the set back of the mansard roof will assist in effectively screening the additional height to the front of the building. The mansard will also slope away from the chimneys of the Scottish Mutual Building, and it is therefore considered that the proposal will not adversely affect the setting of the listed building.

#### **9.11 Impact on amenity**

The surrounding area consists of commercial buildings which are not afforded the same degree of amenity as residential buildings given the nature of the way they are occupied and utilised.

However, given the mansard design of the extension, the commercial nature of the buildings and the city centre location, it is not considered that there will be any impact on amenity so significant to adversely impact upon their amenity in accordance with the SPPS.

### **10.0 Conclusion**

10.1 Having regard to the policy context and other material considerations above, the proposal is considered acceptable and it is recommended that planning permission and consent is granted subject to notification to the Department for Infrastructure (DFI) because of the objection from HED and the demolition within the Conservation Area. Should members agree with the recommendation to approve, delegated authority is also requested for the Director of Planning and Building Control to finalise the wording of conditions.

**Neighbour Notification Checked: Yes**

### **Conditions LA04/2017/2302/F**

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. The development hereby permitted shall not become operational until hard surfaced area have been constructed in accordance with the approved layout from Approval LA04/2016/0098/F, Drawing No. 07B, '15-182-02 Rev B, Proposed Ground & First Floor Plan' bearing the Belfast City Council Planning Office date stamp 15 June 2016 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for access.

3. A minimum of 5 No. cycle parking spaces and stands shall be provided and permanently retained within the development for use by staff and visitors to the development.

Reason: to encourage the use of alternative modes of transport for development users.

4. The development hereby permitted shall operate in accordance with the approved Travel Plan and Service Management Plan from Approval LA04/2016/0098/F, bearing the Belfast City Council Planning Office date stamp 22 June 2016. This includes provision of the Translink iLink Initiative and the Bike2Work Initiative and measures to encourage sustainable travel by staff and visitors agreed with TransportNI.

Reason: To encourage the use of alternative modes of transport to the private car in accordance with the Transportation Principles and servicing arrangements in the interests of road safety and the convenience of road users.

### **Conditions LA04/2017/2300/DCA**

1. The demolition hereby granted shall only be carried out in order to implement the development as approved under planning application ref LA04/2017/2302/F.

Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Linen Conservation Area.

**ANNEX**

<b>Date Valid</b>	6th October 2017
<b>Date First Advertised</b>	27th October 2017
<b>Date Last Advertised</b>	

**Details of Neighbour Notification (all addresses)**

10 Bedford Street,Belfast,Antrim,BT2 7FB,  
10,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
15 Donegall Square South,Belfast,Antrim,BT1 5JE,  
16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
6,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
8 Bedford Street,Belfast,Antrim,BT2 7FB,  
Aids Helpline,3rd Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
Belfast City Council,Belfast City Hall,2 Donegall Square North,Belfast,Antrim,BT1 5GS,  
Black North Studio,Room 38,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
C Williamson Associates,Room 28,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
City Gate,9,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
Cobra Estates,Room 7,16 Donegall Square South,Belfast,Antrim,BT1 5JG,  
Coco,1,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
Community Bridges Programme,16 Donegall Square South,Belfast,Antrim,BT1 5JG,  
Coro Limited, Office 1 9th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
Crawford Lockhart & Turnbull & Co,3,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
Crothers Deane & Curry, Ground Floor,The Warehouse,7 James Street  
South,Belfast,Antrim,BT2  
Crothers, The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
D F P Office Of Law Reform,1st Floor Office, Lancashire House,3 Linenhall  
Street,Belfast,Antrim,BT2 8AA,  
Department For Regional Development,6th Floor Office, Lancashire House,3 Linenhall  
Street,Belfast,Antrim,BT2 8AA,  
Diamond I.T.,15,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Douglas Men's Clothing, Unit 1,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
E Allen & Co Insurance Services,14,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Ernst & Young, Part 4th & 5th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2,  
Fletcher & Collins Ltd,16 Donegall Square South,Belfast,Antrim,BT1 5JG,  
General Medical Council, Office 2 9th Floor,16-22 Bedford House, Bedford  
Street,Belfast,Antrim,BT2 7FD,  
Harold A Jordan,32,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Icc,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Inland Revenue,3rd Floor Office, Lancashire House,3 Linenhall Street,Belfast,Antrim,BT2 8AA,  
Jordan Agencies Ltd,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Keppie,1st Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
Lancashire House,5 Linenhall Street,Belfast,Antrim,BT2 8AA,  
Leaf Consultancy,4th Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN,  
Marsh Up Ltd,8th & Part 9th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2  
7DX,  
McFadden Creative, Office 2 10th Floor,16-22 Bedford House, Bedford  
Street,Belfast,Antrim,BT2 7FD,  
Mesh Computers,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
Mesh Computers,16 Donegall Square South,Belfast,Antrim,BT1 5JJ,  
Mezzanine Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,

Michelle Atkinson Surveying Ltd,5,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
 Nationwide Bldg. Soc,2-6 ,Bedford Street,Belfast,Antrim,BT2 7PL,  
 Ni Court Service,6th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 P Drinan,16 Donegall Square South,Belfast,Antrim,BT1 5JH,  
 Patton Construction,49,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Post Office, Unit 2-3,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 R & D Construction,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Robyn G Shiels,2,7-11 ,Linenhall Street,Belfast,Antrim,BT2 8AA,  
 Room 31,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Ruddock And Sherratt,Rooms 72-80,16 Donegall Square South,Belfast,Antrim,BT1 5JJ,  
 Shirt Retailers,Unit 4,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 Smith & Gibson Of Belfast Ltd,Unit 4,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2  
 Stenson's Jewellers, Unit 5,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 Ten Square,10 Donegall Square South,Belfast,Antrim,BT1 5JD,  
 The Atlantic Philanthropies (Ni) Ltd.,5th Floor,The Warehouse,7 James Street  
 South,Belfast,Antrim,BT2 8DN,  
 The Rate Collection Agency,2nd Floor Office, Lancashire House,3 Linenhall  
 Street,Belfast,Antrim,BT2 8AA,  
 Taughens Music, Unit 6,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2 7FD,  
 Ulster Estates Ltd,Office 1 10th Floor,16-22 Bedford House, Bedford Street,Belfast,Antrim,BT2  
 User Data Connections Ltd,Scottish Mutual Assurance Building,Donegall Square  
 South,Belfast,Antrim,BT1 5JH,  
 User Data Connections,Room 52,16 Donegall Square South,Belfast,Antrim,BT1 5JF,  
 Wallace Harris & Robb,16 Donegall Square South,Belfast,Antrim,BT1 5JH,  
 Youthnet & The Spirit Of Enniskillen Trust,2nd Floor,The Warehouse,7 James Street  
 South,Belfast,Antrim,BT2 8DN,

<b>Date of Last Neighbour Notification</b>	18th December 2018
<b>Date of EIA Determination</b>	N/A
<b>ES Requested</b>	No
<b>Notification to Department (if relevant): Yes</b>	
Date of Notification to Department: Response of Department:	