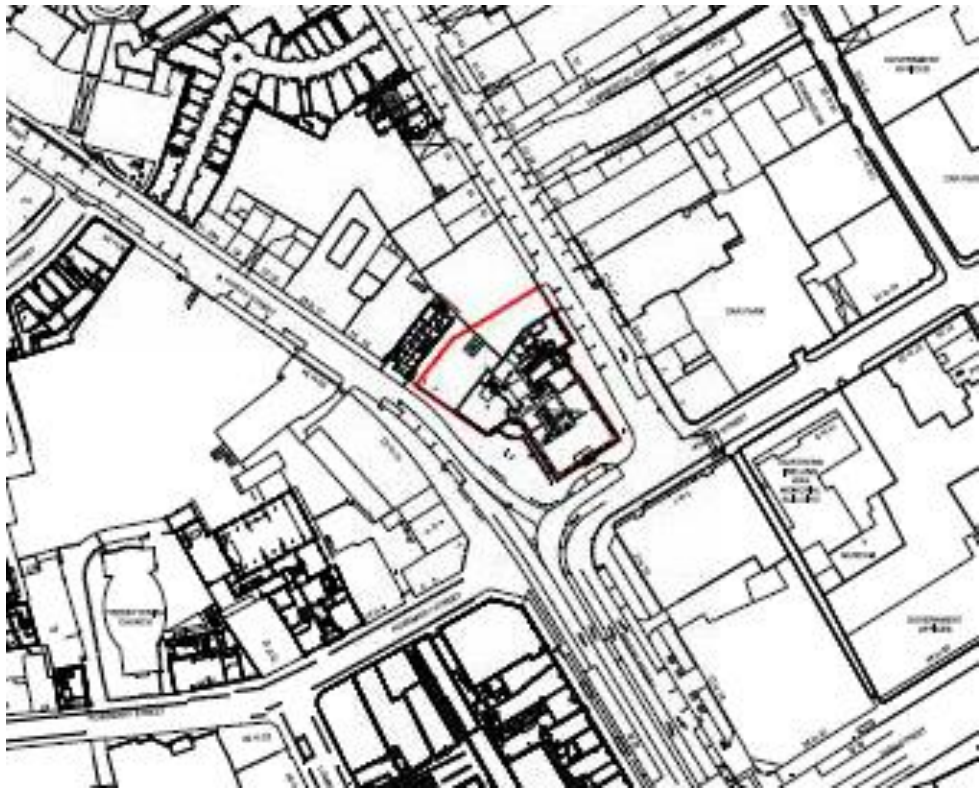


**Development Management Officer Report  
Committee Application**

<b>Summary</b>	
<b>Committee Meeting Date: 21<sup>st</sup> January 2020</b>	
<b>Application ID:</b> LA04/2019/2031/LBC	
<b>Proposal:</b> Renovation and extension of building together with the demolition of the modern structures to the rear, to facilitate a change of use to provide a hotel with associated restaurant and bar uses.	<b>Location:</b> Former Assembly Rooms 2 Waring Street 7-9 North Street and the car park at Donegall Street Belfast BT1 2DX
<b>Referral Route: Associated with a Major Application</b>	
<b>Recommendation:</b>	<b>Grant consent subject to conditions</b>
<b>Applicant Name and Address:</b> PG Ltd 49 Berkeley Square London W1J 5AZ	<b>Agent Name and Address:</b> Savills Embassy House Queens Avenue Bristol BS8 1SB
<p><b>Executive Summary:</b></p> <p>Listed Building Consent is sought for works to the Former Assembly Rooms, No. 2 Waring Street, a Grade B1 listed building, as part of a wider regeneration scheme for land formerly known as Royal Exchange. The proposal includes partial demolition of a 1950s extension and later extensions to the original Assembly Rooms, internal and external renovations to facilitate a change of use to a hotel and a proposed extension comprising a 2 storey glazed link and a 6 storey extension.</p> <p>The building is on Northern Ireland's Heritage at Risk Register.</p> <p>Listed Building Consent was previously granted for the Former Assembly Rooms as part of a wider regeneration scheme formerly known as Royal Exchange referred to as the extant scheme. This permission has commenced therefore the extant scheme could be implemented and is a material consideration in the assessment of this proposal. This Listed Building Consent is not significantly different in terms of the demolition approved under the extant permission compared to the proposed demolition, which is an important material consideration.</p> <p>HED is largely content with the proposed extension except for an issue with balustrading at first floor level which the applicant is seeking to resolve.</p> <p><u>Recommendation</u></p> <p>Having regard to all material considerations, including the previous permission, it is recommended that Listed Building Consent is granted subject to conditions.</p> <p>It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of the conditions.</p> <p>If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.</p>	

Case Officer Report	
<b>1.0</b>	<b>Plans</b>
	 <p style="text-align: center;"><b>Site Location Plan</b></p>
<b>2.0</b>	<b>Description of Proposed Development</b>
<b>2.1</b>	<p>The proposal seeks the partial demolition of a 1950s extension and later extensions, renovations to facilitate change of use to a hotel, a proposed extension comprising a 2 storey glazed link and a 6 storey extension and internal and external works.</p>
<b>3.0</b>	<b>Description of the Site</b>
<b>3.1</b>	<p>The Former Assembly Rooms is a Grade B1 listed building with a stucco finish located at 2 Waring Street. The original building was built around in 1769 with a number of additions in the 1800s and in the early to mid-1900s.</p>
<b>3.2</b>	<p>The building is on Northern Ireland's Heritage at Risk Register.</p>
<b>3.3</b>	<p>The proposal is part of a wider scheme to regenerate the area along North Street, Donegall Street and Rosemary Street (Ref: LA04/2017/2341/O), which is being considered at the same Planning Committee meeting.</p>
<b>4.0</b>	<b>Planning Assessment of Policy and Other Material Considerations</b>
<b>4.1</b>	<b>Planning History</b>
<b>4.1.1</b>	<p>Listed building consent (Ref: Z/2010/1508/LBC) was previously granted in October 2012 as part of a wider regeneration scheme (Z/2010/1532/F &amp; LA04/2016/2327/F) hereafter referred to as the 'extant scheme'. The approved listed building consent granted a change of use of the Former Assembly Rooms to a cafe/restaurant, bar, arts and gallery</p>

	space, removal of a rear staircase, insertion of new staircase and lift, a new floor structure over the vault to allow the level access throughout each floor; removal of internal walls and formation of new walls, upgrading of some walls to from new external walls and demolition of various rear ancillary structures and extension to North Street. Relevant planning history is provided at Appendix 1.
<b>4.2</b>	<b>Policy Framework</b>
<b>4.2.1</b>	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
<b>4.2.2</b>	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
<b>4.2.3</b>	Planning Policy Statement 6 (PPS6) – Archaeology and the Built Environment
<b>5.0</b>	<b>Other Material Considerations</b>  Belfast City Centre Conservation Area Guide Cathedral Quarter Conservation Area Guide
<b>6.0</b>	<b>Consultations</b> <u>Statutory Consultee</u>  <b>DFC Historic Environment Division (HED)</b> – Objection/Comments as amplified in the Assessment section of this report.
<b>7.0</b>	<b>Representations</b>  The application has been advertised and no representations have been received.
<b>8.0</b>	<b>Assessment</b>
<b>8.1</b>	<b>Regional Policy Context</b>
<b>8.1.1</b>	Planning Policy Statement 6: Planning Archaeology and the Built Heritage (PPS6) sets out a numbers of policies against which the revised scheme is assessed. These include:  Policy BH 8 – Extension or Alteration of a Listed Building Policy BH 10 – Demolition of a Listed Building
<b>8.1.2</b>	The SPPS also sets out policy considerations for Listed Buildings at paragraphs 6.12 – 6.15.
<b>8.2</b>	<b>Background</b>
<b>8.2.1</b>	The original Former Assembly Rooms building was constructed in 1769 and has undergone a number of modifications since including an extension to the rear (north) in 1875, an extension along Donegall Street in 1919 comprising the Bank Manager's House, an extension along North Street constructed in the 1950s plus later additions. The original building comprises a double height former banking hall internally with a pyramidal roof and lantern externally. External and internal changes have also modified the

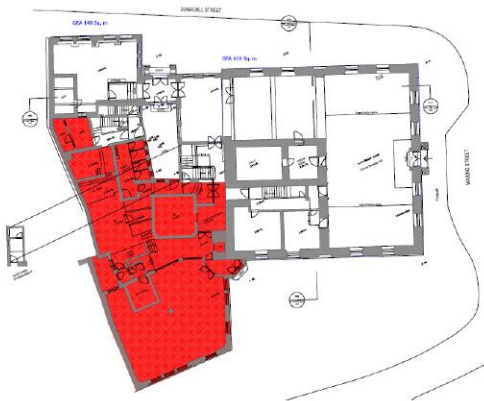
building from its original form. The proposals for the Former Assembly Rooms are to facilitate its change of use to a hotel, including partial demolition of the extension constructed in the 1950s and other non-original additions to the north of the original building along North Street, erection of a new 6 storey extension connected to the original Former Assembly Rooms by a glazed link and associated internal and external works.

**8.2.2** The wider proposals seek to use the building as a hotel. It was previously used as a bank. The extant scheme permitted a change of use to cafe/restaurant/bar, arts and gallery spaces. HED is content in principle with the change of use to a hotel under Policy BH 7.

**8.3 Demolition**

**8.3.1** Policy BH10 (Demolition of a Listed Building) of PPS6 states that there will be a presumption in favour of retaining listed buildings unless there are exceptional reasons why the building cannot be retained in its original or a reasonably modified form.

**8.3.2** The extant scheme includes partial demolition of the Former Assembly Rooms (as shown in solid black below) which is marginally different from the current proposals (as shown below in red) in that it approved the demolition of internal walls within the original building which is not sought in the current proposals. The Conservation Officer has no objections to the proposed partial demolition.



Proposed partial demolition the Former Assembly Rooms



Approved partial demolition of the Former Assembly Rooms

**8.3.3** Paragraph 6.25 of PPS 6 requires that where proposed works would result in the total demolition of a Listed Building, or a significant part of it, the Council, in addition to considering the general criteria, will also address a number of additional factors including (a) the condition of the building/cost of repairing and maintaining it, (b) the adequacy of efforts made to retain the building and (c) the merits of alternative proposals. Each of the additional criteria are considered below.

**8.3.4** The applicant's justification for partial demolition states that '*The original and most extensive part of the former Northern Bank will be retained and renovated sensitively to form the hotel restaurant, bars and associated spaces. Removal of the rear extension will restore architectural integrity of the original building (Lanyon era) as well as creating the*

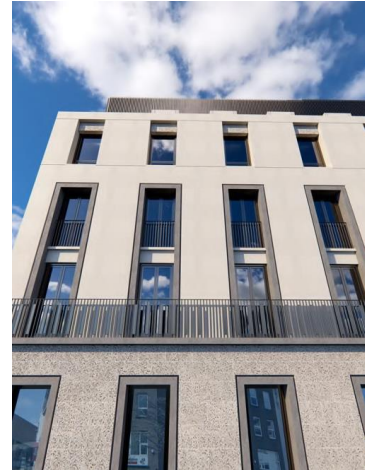
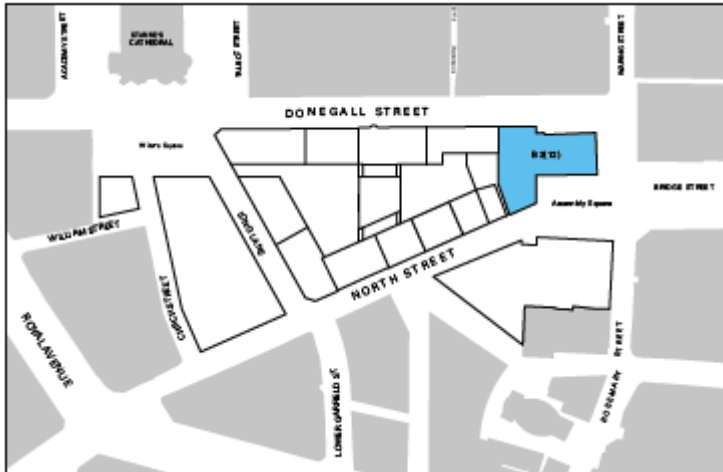
	<i>conditions for economic viability and sustainable use through improved accessibility to the new public spaces to the rear'</i>
<b>8.3.5</b>	In respect of criteria (a) and (b), no details of the condition of the building have been provided. Regarding criterion (b), no details have been provided regarding the adequacy of efforts to retain the building in use. Therefore criteria a) and b) have not been satisfied.
<b>8.3.6</b>	<p>Criterion c) of paragraph 6.25 of PPS 6 requires consideration of the merits of the replacement scheme. Officers consider that substantial benefits to the community would accrue from the proposed development which include the following:</p> <ul style="list-style-type: none"> <li>• Restoration of the historically important and architecturally significant building, which on the At Risk Register, securing the future use and maintenance of this important listed building;</li> <li>• Enhancement to the streetscape and Conservation Area; and</li> <li>• Provision of a hotel enhancing the vitality and viability of the area.</li> </ul>
<b>8.3.7</b>	The substantial benefits for the community set out above and in the associated report LA04/2017/2341/O are considered to outweigh the proposed demolition. Notwithstanding, the extant scheme is a fall-back, which could be implemented as an alternative to the current proposal. It is an important material consideration which has significant weight in the assessment of this element of the proposal and on balance the proposed partial demolition is considered acceptable under Policy BH 10.
<b>8.4</b>	<b>Proposed Alterations and Extensions</b>
<b>8.4.1</b>	Policy BH8 (Extension or Alteration of a Listed Building) of PPS6 states that consent for the extension or alteration of a listed building will normally be granted where all of the following criteria have been met:
<b>8.4.2</b>	<p>a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;</p> <p>b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and</p> <p>c) the architectural details (doors, gutters, windows) match or are in keeping with the building.</p>
<b>8.4.3</b>	It is proposed to use the retained historic building to house communal areas such as the hotel lobby, bar/restaurant and reception area. The bedroom accommodation would be in the new extension at the rear on North Street and Donegall Street.
<b>8.4.4</b>	The proposal seeks minimal interventions to the existing historic fabric and it is therefore considered that in doing so the essential character of the original Assembly Rooms will be retained. HED acknowledges that minimal interventions are proposed to the existing historic fabric and that all services, fire escapes, lifts etc. will be accommodated in the new extension. HED is largely content with the proposal except for an issue with balustrading at first floor level. The applicant has responded by providing additional drawings in an effort to resolve this issue. These are currently being considered by HED.
<b>8.4.5</b>	The architectural approach to the alterations and extension sensitively responds to the historic building enabling it to retain primacy in the streetscape. Where existing architectural details such as the cornices are damaged these will be repaired or reinstated.

**8.4.6** It is proposed that that existing material such as timber panelling to the former board room in the 1950s extension (to be removed) will be carefully removed and salvaged for potential reuse in the interior of the completed building.

**8.5. Proposed Extension**

**8.5.1** Assessment of the proposed extension to the Former Assembly Rooms [Block 03 (12)] in accordance with Policies BH 8 is considered below.

**Block 03 (12) – Assembly Rooms and 5-9 North Street**



<b>Block Reference</b>	<b>Block 03 (12)</b>
<b>Proposed Shoulder Height (AOD)</b>	<b>17.5m</b>
<b>Proposed Maximum Height (AOD) including plant</b>	<b>24m</b>
<b>AOD Level</b>	<b>3m</b>
<b>Proposed Height</b>	<b>21m</b>

**8.5.2** Block 03(12) refers to the listed Former Assembly Rooms, 2 Waring Street and new extension with frontage onto North Street and Donegall Street. A mews lane is proposed to the back of the proposed block (northern elevation) from North Street to Donegall Street.

**8.5.3** This block proposes the retention of part of the Listed Former Assembly Rooms and a new double height glazed link between the listed building and a new 6 storey extension for hotel use. The new glazed link is considered an appropriate connection between the old and new elements respectfully distinguishing both and giving prominence to the Listed asset. The retained Listed building includes the former Manager’s House which fronts onto Donegall Street. The proposed extension steps up from the Listed building to 4 storeys with a shoulder height of 17.5m AOD. A further one floor extension increases the height to 21.50m AOD and comprises a much reduced footprint setback from the main elevations which will facilitate a rooftop bar and plant area resulting in a maximum overall height of 24m AOD.

**8.5.4** HED considers that this block may comply with PPS 6 subject to receipt of further information including a schedule of proposed works, materials and finishes, door and window schedules, internal photographic record and landscaping proposals. The lower height of the link building provides a clear distinction between the restored former

	<p>Assembly Rooms and the new development to the rear. The profile of the extension has given due regard to the retained Manager's House by way of its stepped form. The modest taller element has also been sufficiently setback by 11m from the Donegall Street frontage and 16.5 -20.5m from the North Street frontage and reduced in height so that it will largely be obscured in key views by the Listed building.</p> <p><b>8.5.5</b> The extant scheme proposed a maximum development height of 20.1m at this location. The proposed building height is 24m AOD including plant with an overall height of 21m which is not substantially different from that approved in the extant scheme.</p> <p><b>8.5.6</b> The proposed external finishes as set out in the Design Code include reconstituted stone – Portland Basebed and Roachbed, dark grey reconstituted stone, bronze aluminium framed windows and doors and balustrades, dark grey aluminium roof cladding. The Urban Design Officer deems the use of Portland base reconstituted stone to be a considered response to both the Assembly Rooms and the Manager's House elevations which will subtly contrast with the dark grey reconstituted stone that frames the regularly spaced double storey window groupings at the first and second floors whilst the horizontal cornices replicating lines of the listed Former Assembly Rooms. HED are content with the material palette proposed subject to submission and agreement of sample materials which can be secured via a planning condition.</p> <p><b>8.5.7</b> The proposed external finishes of the extension comprises a minimal palette of materials to complement the Listed building.</p> <p><b>8.5.8</b> Conditions are recommended to ensure that the proposed works, including architectural details, are sympathetic and complimentary to those found on the building. It is considered that the proposal satisfies criteria a), b) and c) of Policy BH 8 subject to recommended conditions.</p> <p><b>8.5.9</b> Having regard to the above assessment, it is considered that the special architectural and historic qualities of the Listed Building will be safeguarded. The design of the extension is considered appropriate in its context and officers advise that it is acceptable.</p>
<p><b>9.0</b></p> <p><b>9.1</b></p> <p><b>9.2</b></p>	<p><b>Summary of Recommendation:</b></p> <p>Having regard to the Development Plan, the extant permission and relevant material considerations, the proposal is considered acceptable.</p> <p>It is recommended that delegated authority is given to the Director of Planning and Building Control to grant listed building consent subject to conditions.</p>
<p><b>10.0</b></p>	<p><b>Conditions:</b></p> <p>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.</p> <p>Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011.</p> <p>2. Prior to commencement of works details shall be submitted and approved in writing by the Council of access that shall be afforded to the Council during the work for monitoring purposes.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under section 80 of the Planning Act (NI) 2011.</p>

3. Prior to commencement of any works, details of a Fire Safety Strategy and Method Statement for the duration of the works shall be submitted to and approved in writing by the City Council. The works shall be carried out in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

4. Prior to commencement of any works, a Photograph Survey in the form of an English Heritage 'level 2' standard, shall be submitted to and approved in writing by the Council.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

5. Prior to commencement of any works, details showing the areas to be demolished and the method for ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction shall be submitted and approved in writing by the Council. Given that this building is at risk and considerable repairs are required, such details shall include a condition survey, prepared by a structural or building engineer experienced in working with listed buildings, which should identify:

- a) Structural defects;
- b) Proposed conservation led remedial works; and
- c) A method statement demonstrating how the proposed structural works will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling) and demolition work.

The work shall be carried out fully in accordance with the details approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

6. Prior to commencement of any works, a detailed condition survey and method statement for the repair of the following features of interest shall be submitted to and approved in writing by the City Council.

- a) Windows (schedule including cross sections, elevations, cill detail/materials, the actual glazing material and panes, colour and finish);
- b) Internal and external doors (schedule required, as above);
- c) Ornate plaster ceilings and all decorative features; panelling, friezes, pilasters, cherubs, scrolled brackets etc.;
- d) External stucco and stonework;
- e) Staircases including balustrades, newel posts and handrails;
- f) First floor balconies;
- g) Glazed brick;
- h) Stained glass;
- i) Iron and brassware;
- j) Floors; and
- k) Joinery - architraves, skirting boards, panelling, window and door encasements, surrounds, over-panels, etc.



The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

7. Prior to commencement of any works, details of the precautions to secure and protect interior spaces that are especially sensitive to change during the building work shall be submitted to and approved in writing by the City Council. These spaces include the proposed:

- a) Bar (main double-height space with access doors to Waring Street);
- b) Function room attached to bar (north);
- c) Store (former bank vaults);
- d) Concierge;
- e) Entrance lobby (Donegall Street);
- f) Stair between new glazed Lobby and Concierge; and
- g) Balconies.

The work shall be carried out fully in accordance with the details approved.

No such spaces shall be disturbed or features removed temporarily or permanently except as indicated on the approved drawings or without the prior written approval of the City Council.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. This building is a palimpsest of work by various noteworthy architects since its original construction in 1776.

8. Prior to commencement of works to the roof, the following details shall be submitted and approved in writing by the Council.

- a) A fully dimensional survey to accurately reflect the form of the roof structure and details of splice repairs of timber members;
- b) Leadwork details;
- c) Flues, vents or other pipework piercing the roof; and
- d) The means of ventilating the roof, i.e. where insulation is inserted above ceiling joists, to prevent condensation/rot of existing timber structure.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works. The pyramidal dome with central copper lantern is a particularly striking and distinctive feature of this building, which will be visible from all four sides and from above. It is therefore fundamental that this is protected and any changes carefully managed.

9. Prior to commencement of any works, a method statement for the protection, taking down and secure storage for future re-use of the following materials/features/fixtures forming part of the 1956 extension shall be submitted to and approved in writing by the City Council.

- a) Balustrading to main stair; and
- b) Panelling (marble and timber) and coved ceiling to first floor board room.

The works shall not be carried out unless in accordance with the approved details.

Reason: In order that such materials may be reused at a later date.

10. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the City Council. For example, where the existing and original finish is lath and plaster, so it shall be repaired. Any laths to be replaced shall match the existing on site or shall be riven oak or chestnut, from 1¼" to 1½" (31-37mm) in width and ¼" thick.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (NI) 2011.

11. Prior to commencement of any works, details of all new elevational treatment to the North East elevation of the original building upon removal of 1956 extension shall be submitted to and approved in writing by the City Council. Such details shall include:

- a) Method Statement and tools proposed for demolition immediately adjacent to the listed building (within 1m);
- b) proposed render mix and final surface texture;
- c) a sample panel of stonework quoins and all decorative cut or moulded pieces;
- d) description of the joints proposed; and
- e) mortar mix, profile and finish.

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

12. All cleaning of the existing façades shall conform to BS 8221-1:2012 (Code of Practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete). No cleaning, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised without the prior approval.

No works shall be undertaken unless a methodology for the cleaning of the facades and test panel have been submitted to and approved in writing by the City Council. No cleaning shall be undertaken unless in accordance with the details so approved and the requirements of this condition.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

13. No new plumbing, pipes, soil-stacks, flues, vents, ductwork, lighting, security cameras or mechanical and electrical services of any description shall be fixed on the external or internal faces of the building other than those shown on the drawings hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of The Planning Act (NI) 2011.

14. Prior to commencement of any works, details of the following items at a minimum scale of 1:20 shall be submitted to and approved in writing by the City Council.

- a) Connections between the extension and the listed building, including the Manager's House to show dimensioned set-backs, structure, flashings and allowance for movement;
- b) Structural intervention proposed to convert the flat roof to a terrace;
- c) New terrace guarding and handrail;
- d) Eaves at roof-top bar;
- e) Upgrading of existing doors/ceilings/floors to provide fire protection;
- f) Sections indicating all proposed internal alterations to historic fabric e.g. floors, walls, ceilings and roofs.

The work shall be carried out in full in accordance with such approved details.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

15. Prior to commencement of any works, samples of the following items shall be submitted to and approved in writing by the City Council.

- a) Replacement sample if sufficient slate is not salvageable from the existing roof;
- b) Re-plastering, lime based plaster with no cement-based additives is expected;
- c) Painting – The finish for any lime plaster shall be a limewash. Natural breathable paints may be used as an alternative where specifically agreed. Exterior and interior oil based paintwork should be linseed oil based unless specifically agreed in writing by the Council.

The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed building.

16. Prior to commencement of any works, samples of all external materials and finished proposed for the new-build extension shall be submitted to and approved in writing by the City Council. Such detail shall include:

- a) Reconstituted stone, all variations;
  - b) Roofing material including dormers and flashings;
  - c) Coping stones;
  - d) Balustrading;
  - e) Rainwater goods;
  - f) Frameless glazing system for link building;
  - g) Windows including spandrel panels;
  - h) External doors;
  - i) Paving setts for 450mm perimeter band around listed building, etc.
- Samples shall remain on site for the duration of the works.

The works shall not be carried out unless in accordance with the approved details.

Reason: To ensure that the materials used are of an appropriate quality in the interest of protecting the quality and character of the setting to the listed building under Section 80 of The Planning Act (NI) 2011.

	<p>17. Guests shall not occupy the new-build hotel accommodation until the existing listed building has been repaired to the extent that it is deemed worthy of removal from NI's heritage at Risk Register, by written approval of the Council in conjunction with HED.</p> <p>Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 80 of the Planning Act (NI) 2011.</p> <p>18. The bar (main double-height space with access doors to Waring Street) shall remain accessible to members of the public and shall not be exclusively for hotel guests.</p> <p>Reason: To ensure that the change of use under PPS 6 BH7 allows access to all citizens to appreciate and understand the special architectural and historic interest of the listed building, which is one of the most important civic buildings in Belfast and has been continuously open to the public since the date of its construction.</p>
<p><b>11.0</b></p>	<p><b>Notification to Department (if relevant)</b></p> <p>If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.</p>

<b>ANNEX</b>	
<b>Date Valid</b>	30th August 2019
<b>Date First Advertised</b>	20th September 2019
<b>Date Last Advertised</b>	
<b>Date of Last Neighbour Notification</b>	
<b>Date of EIA Determination</b>	
<b>ES Requested</b>	No

**APPENDIX 1 – RELEVANT PLANNING HISTORY**

## Current Outline planning application and associated consents

The table below sets out the applications and consents currently under consideration for the revised scheme.

Planning Application Reference	Address	Proposal
<p><b>LA04/2017/2341/O</b></p>	<p>Land Bounded by Royal Avenue, York Street and Church Street to the North; North Street to the west; Rosemary Street to the south and High Street to the south; and Donegall Street to the east. The site is located approximately 300m west of Laganside Bus Station, 300m northeast of City Hall and 900m northwest of Central Train Station.</p>	<p>Application for outline planning permission for demolition, redevelopment and part change of use to create a mixed use development comprising retail, offices, cafe/restaurant, residential, hotel, cultural/community space, parking, servicing, access and circulation arrangements, the creation of new streets, the configuration of Writers Square, public realm works, landscaping and associated site and road works. The proposal includes works to alter listed buildings, restoration of retained listed buildings and facades, and partial demolition of North Street Arcade, retaining its facades. Details of the retained elements of the Listed Braddells building, Former Assembly Rooms and North Street Arcade facades are provided along with the layout of the new Arcade</p>
<p><b>LA04/2019/2031/LBC</b></p>	<p>Renovation and extension of building together with the demolition of the modern structures to the rear, to facilitate a change of use to provide a hotel with associated restaurant and bar uses</p>	<p>Former Assembly Rooms, 2 Waring Street, 7-9 North Street and the car park at Donegall Street, Belfast, BT1 2DX</p>

## Extant scheme approvals and consents

The table below sets out the applications and consents relating to the extant scheme.

Planning Application Reference/ Decision	Address	Proposal
<p><b>Z/2010/1532/F</b></p> <p>Permission granted 11 October 2012</p>	<p>Lands bounded by nos. 31-101 Royal Avenue, Church Street, William Street, Writers Square Nos 40 to 16 Donegall Street, No.2 Waring Street, 1-21 Bridge Street, Nos 2-18 High Street, Nos 1-27 Lombard Street, Nos 33 to 55 Rosemary Street and including North Street and Nos 2-14 Lower Garfield Street</p>	<p>Demolition, redevelopment and part change of use of existing buildings to create mixed use development comprising retail, offices, café/bar use, 2no. retail pavilions, 205 apartments including 6 no. live/work units, with associated energy centre, service areas and above ground car parking, cultural/arts centre, hotel, 2-level basement car park and associated access and circulation, creation of new streets and public spaces, reconfiguration of Writers Square, public realm works, landscaping and associated site and road works. Application also comprises works to restore, alter and extend listed buildings and facades and partial demolition of North Street Arcade retaining its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location.</p>
<p><b>Z/2010/1508/LBC</b></p> <p>Consent granted 11 October 2012</p>	<p>Northern Bank Building 2 Waring Street Belfast BT1 2DX</p>	<p>Removal of staircase and insertion of new staircase and lift linking all levels of building; new floor structure over the vault to allow the level access throughout each floor; removal of internal walls and formation of new walls; upgrading of some walls to form new external walls; and demolition of various rear ancillary structures and extension to North Street. Proposed uses to include cafe/restaurant and bar, and arts and gallery spaces.</p>

**Variations to extant scheme**

The table below sets out the applications and consents relating varied the original approval for the extant scheme.

<b>Planning Application Reference/ Decision</b>	<b>Address</b>	<b>Proposal</b>
<p><b>LA04/2016/2327/F</b></p> <p>Permission granted 23 January 2017</p>	<p>Lands bounded by Nos. 31-101 Royal avenue, Church Street, William Street, Writers Square, Nos. 40 to 16 Donegall Street, No. 2 Waring Street, 1-21 Bridge Street, Nos. 2-18 High Street, Nos 1-27 Lombard Street and Nos. 2-14 Lower Garfield Street, Belfast</p>	<p>Application to Vary conditions 2-4 (demolition and construction), 6, 8-13 (traffic and parking), 14-18 (contaminated land), 21-22, 25, 27, 29 (landscaping), 30-31 (archaeology) and 33 (environmental designations) of planning permission Z/2010/1532/F for the demolition, redevelopment and part change of use of existing buildings to create mixed use development known as Royal Exchange, comprising retail, offices, café/bar use, apartments, car parking, cultural/arts centre, hotel and associated access and circulation and public realm works, including restoration, alteration and extension of listed buildings.</p>