


## Development Management Officer Report Committee Application

<b>Summary</b>	
<b>Committee Meeting Date: 21<sup>st</sup> January 2020</b>	
<b>Application ID:</b> LA04/2019/2049/LBC	
<b>Proposal:</b> Partial demolition of North Street Arcade to retain its facades and siting of proposed new arcade	<b>Location:</b> 1-34 North Street Arcade 26-30 Donegall Street and 35-37 North Street Belfast BT1 1NA
<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 North Street Arcade, which is situated both on Nos. 35-37 North Street and Nos. 26-30 Donegall Street. It is a Grade B1 listed building and the proposal forms part of a wider regeneration scheme for land formerly known as Royal Exchange.</p> <p>The proposal includes demolition of the former North Street Arcade, which has fallen into a state of chronic disrepair, but retention of its facades onto North Street and Donegall Street. The restoration of the façades will significantly enhance the streetscapes. Previous permissions, known as the extant scheme, approved demolition of the internal portion of the arcade with retention of its facades and end blocks on North Street and Donegall Street and development of an anchor store in its place. The proposal to reinstate an Arcade is welcomed and is a significant improvement over the extant scheme.</p> <p>Listed Building Consent was previously granted for the North Street Arcade 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.</p> <p>HED wishes to see the reconstruction of the North Street Arcade rather than its replacement in a modified form. HED has requested further information concerning the details of new arcade.</p> <p><u>Recommendation</u> Having regard to all material considerations, including the previous consent, 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>	

If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DfI) in accordance with Section 89 of the Planning Act (Northern Ireland) 2011 given the objection from HED.

<b>Case Officer Report</b>	
<b>1.0</b>	<b>Plans</b>
	LA04/2019/2031/LBC  <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>	The proposal seeks to demolish the interior of the North Street Arcade whilst retaining and restoring the North Street and Donegall Street facades.
<b>3.0</b>	<b>Description of the Site</b>
<b>3.1</b>	The North Street Arcade is located between North Street and Donegall Street. It is a Grade B1 Listed Building The North Street elevation comprises a red brick façade with gable dormers expressing the Victorian architecture. The Donegall Street elevation comprises a three storey modern art deco façade finished in reconstituted stone. The original Arcade is two storey with a glazed canted roof and rotunda. The Arcade was constructed between 1869–1881 and has been vacant since a fire in 2004.
<b>3.2</b>	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.
<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>	Listed Building Consent (Ref: Z/2010/1508/LBC) was previously granted in October 2012 and January 2017 (Ref: LA04/2016/1619/LBC) for works to the North Street Arcade as part of a wider regeneration scheme (Ref Z/2010/1532/F & LA04/2016/2327/F) hereafter referred to as the 'extant scheme'. The approved Listed Building Consents permitted the

	<p>partial demolition of North Street Arcade retaining its facades; partial reconstruction of end blocks and reconstruction of rotunda in its original location.</p> <p>A summary of relevant planning history is provided at Appendix 1.</p>
<b>5.0</b>	<b>Policy Framework</b>
<b>5.1</b>	<p><u>Regional Planning Policy</u>  Regional Development Strategy 2035 (RDS)  Strategic Planning Policy Statement for Northern Ireland (SPPS)</p>
<b>5.2</b>	<p><u>Local Planning Policy Context</u>  Belfast Urban Area Plan 2001 (BUAP)  Draft Belfast Metropolitan Area Plan 2015  Draft Belfast Metropolitan Area Plan 2004</p>
<b>5.3</b>	Planning Policy Statement 6 (PPS6) – Archaeology and the Built Environment
<b>6.0</b>	<p><b>Consultations</b>  <u>Statutory Consultee</u></p> <p><b>DFC Historic Environment Division (HED)</b> – objection as amplified in Section 9.0 of the report below.</p>
<b>7.0</b>	<p><b>Representations</b></p> <p>The application has been advertised and no representations have been received to this Listed Building Consent application. However representations received in connection with the associated outline planning application LA04/2017/2341/O include both letters of support and objection to the proposals for North Street Arcade. Objections seek preservation of as much of the original Arcade as possible rather than a new design and alignment. Letters of support welcomed the reinstatement of the North Street Arcade making provision for small retail, cultural, creative and social enterprise units ensuring a vibrant mix.</p>
<b>8.0</b>	<b>Assessment</b>

<b>8.1</b>	<b>Regional Policy Context</b>
<b>8.1.1</b>	<p>Planning Policy Statement 6: Planning Archaeology and the Built Heritage (PPS6) sets out policies against which the application is assessed. These include:</p> <p>Policy BH 8 – Extension or Alteration of a Listed Building  Policy BH 10 – Demolition of a Listed Building</p>
<b>8.1.2</b>	<p>The SPPS also sets out policy considerations for Listed Buildings at paragraphs 6.12 – 6.15.</p>
<b>8.2</b>	<b>Background</b>
<b>8.2.1</b>	<p>The North Street Arcade was built in the 1930s. On North Street, the arcade frontage comprises a red brick, four storey twin gabled Victorian building. On Donegall Street, the arcade frontage comprises a three storey art deco design. Internally, the original arcade was two storey with a canted roof. The route of the original arcade included a part angled route from North Street before curving towards Donegall Street. Alterations over the years altered the original facades and form. A fire in 2004 resulted in significant damage internally.</p>
<b>8.2.2</b>	<p>It is proposed to retain the facades on North Street and Donegall Street of the arcade and demolish the internal section of the building which has suffered from fire damage in 2004 and has been vacant ever since. The North Street facade of the arcade has been significantly altered over the years. The proposal is to restore the Victorian red brick façade with gabled dormers. The Donegall Street façade of the arcade currently comprises a 3 storey art deco frontage and is currently in a poor state with evidence of cracking and stone erosion. The proposal is to restore the facade including repairs to the granite cladding and reconstituted stonework with new shop fronts installed within existing openings.</p>
<b>8.2.3</b>	<p>The restoration of the North Street and Donegall Street facades will in themselves contribute positively to the streetscape. HED considers that the façade repairs are appropriate and that repair and reinstatement of the original facades are acceptable.</p>
<b>8.2.4</b>	<p>This application for Listed Building Consent is submitted in conjunction with the outline planning application for redevelopment of the wider lands (ref. LA04/2017/2341/O). The proposals for the outline planning application include a new replacement Arcade, albeit on a different alignment and of a different design to the original. This is a substantially different approach to the extant scheme which replaced the original Arcade with part of a larger anchor store. The reinstatement of an Arcade in this location is welcomed.</p>
<b>8.3</b>	<b>Demolition</b>
<b>8.3.1</b>	<p>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 in a reasonably modified form.</p>
<b>8.3.2</b>	<p>The North Street Arcade was severely damaged by a fire in 2004. Structural surveys of the building were carried out in 2006 and 2010. The 2006 Structural Survey recommended that the existing floor slabs and foundations are not reused for reinstatement of the building due to the absence of piles and the underlying geology of Belfast silech.</p>

8.3.3	The 2010 Structural survey stated that the <i>'North Street Arcade was destroyed in a fire in 2004 and has remained in a very poor structural condition since. The internal structure has been damaged beyond repair; however the external facades appear to be in good enough condition to be preserved'</i> .
8.3.4	Planning Officers and HED visited North Street Arcade in September 2018 and gained access to the Donegall Street section. It was obvious from the visual inspection that the internal structure is in a dangerous and very poor physical state with a significant amount of vegetation growing within the internal structure which is open to the elements. Buckling of structural steel at roof level was also clearly evident.
8.3.5	Details of the condition of the building as required under criterion a) of paragraph 6.25 of PPS 6 have provided in an updated Structural Report which was submitted with the revised proposals in August 2019. The updated report states that <i>'No access inside the building was possible due to health and safety concerns so a survey consisted of a drone fly over and street level inspections'</i> . The report further states that <i>'The condition of North Street Arcade has continued to degrade since the 2006 and 2010 surveys. The central areas of the building are beyond repair and require full demolition and rebuilding. The facades on both elevations appear to be in a condition which would merit restoration due to their architectural significance.'</i>
8.3.6	HED accepts that the 2004 fire resulted in significant damage and acknowledges that nothing remains of the original interior detailing. However, HED considers that sufficient evidence remains in photographs and drawings to enable replication of the arcade and considers that the layout and detailing of the arcade contribute significantly to its special architectural and historic interest and define its essential character.
8.3.7	HED advises that they cannot support the extent of demolition without clear and convincing evidence. However, officers advise that sufficient evidence provided in form of the structural surveys demonstrates that the internal element of the North Street Arcade is in a state which is unsalvageable. The 2019 report states that the <i>'central areas of the building are beyond repair'</i> and as such the condition of the building is considered to be exceptional circumstances to warrant the demolition of the internal structure. The Conservation Officer accepts that given the extent of damage to the building it is not possible to retain the structure 'in a reasonably modified form' as required by Policy BH 10 and acknowledges that the current condition is in such a poor state of repair that it is simply not feasible to retain, refurbish or re-use the inner sections. The Conservation Officer welcomes the proposal to retain the original facades onto North Street and Donegall Street and acknowledges that if the redevelopment scheme is found to be acceptable, there would be clear heritage benefits for the community and city centre by reactivating the historical connection between the two streets. Moreover, regard must be had to the extant scheme, which saw the complete removal of the interior of the North Street Arcade and its replacement with part of a much larger anchor store. The principle of demolition of the interior of the arcade is therefore already established.
8.3.8	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 and, exceptionally, where the proposed works would bring substantial benefits for the community. Each of the additional criteria are considered below.
8.3.9	In respect of criteria (a) and (b), details of the condition of the building have been provided as set out above and it is clear that the internal portion of the building is in a

state beyond repair which prevents the continued use of the building which has been vacant since 2004 following the fire. During negotiations, the applicant has maintained that restoration of the North Street Arcade would be an unviable proposition although no costings have ever been provided. However, given the poor structural condition of the building and the fall-back position of the extant scheme, this information has not been formally requested. Regarding criterion (b), no details have been provided regarding the adequacy of efforts to retain the building in use but given the building's poor structural condition, it would be unreasonable to require this information.

**8.3.10** Criterion c) of paragraph 6.25 of PPS 6 requires consideration of the merits of the replacement scheme. HED considers that the only community benefit is the connection between North and Donegall Street. However, officers consider that the benefits extend well beyond the reinstatement of the pedestrian link and include the following:

- Reinstatement of a retail arcade providing an appropriate reference to the history of the Listed Building;
- Reinstatement of the North Street Arcade securing the future use and maintenance of this important Listed building;
- Restoration of the historically important and architecturally significant Victorian and Art Deco facades on North Street and Donegall Street;
- Enhancement to the streetscape and Conservation Areas;
- Reinstatement of historically significant pedestrian connection between North Street and Donegall Street; and
- Provision of small scale retail/café/restaurant/cultural uses.

**8.3.11** It is considered that demolition of internal elements of the Listed North Street Arcade is justified given its poor structural condition, the benefits of the restoration proposals and the fall-back position of the extant scheme. The previous Listed Building Consent for this building also involved demolition of the interior of the arcade as part of the proposals for a large anchor retail store. Significant weight is given to the regeneration benefits of the wider scheme of which the proposals form a part. These wider benefits include:

- provision of a vibrant mix of uses including residential, Grade A offices, cafes/restaurants, cultural and hotel, supporting both the day and night time economy;
- supporting the vitality and viability of the wider City Centre, to the benefit of the whole city;
- generate 600 per annum during construction and 1,600 jobs during operation across a number of uses;
- physical regeneration of this area of decline and significant enhancement to the character and appearance of the Conservation Areas;
- restoration of a number of Listed buildings securing their future use, upkeep and maintenance;
- re-instatement of the North Street Arcade – an iconic city centre historic landmark;
- retention and restoration of facades of non-listed building and redevelopment securing their heritage value;
- extensive public realm improvements;
- a significant increase (max. 367 units) in the number of residential units in line with objectives set out in the *Belfast Agenda* Community Plan. The housing is in a sustainable city centre location with good access to jobs, shops, services and public transport; and
- the provision of 10% units for affordable (intermediate) housing on-site and 10% social housing units off-site close by, supporting significant un-met local housing need.

**8.3.12** Having regard to these factors, demolition of the internal elements of the Listed North Street Arcade is considered acceptable. This view is supported by the Conservation Officer.

**8.3.13** Detailed illustrative drawings have been submitted of the proposed new internal arcade including interface details of how the external façade walls will integrate with the proposed new development abutting. HED considers that insufficient detail has been provided with respect to connections between existing fabric and new interventions. However, the 2019 Structural Report states that digital scans of the façades have been taken which can be utilised at the detailed design stage to integrate the proposed new and existing elements of the building. These scans will also represent a method of recording the features of the external walls. Details of the interfaces can also be secured by condition. This approach is considered acceptable.

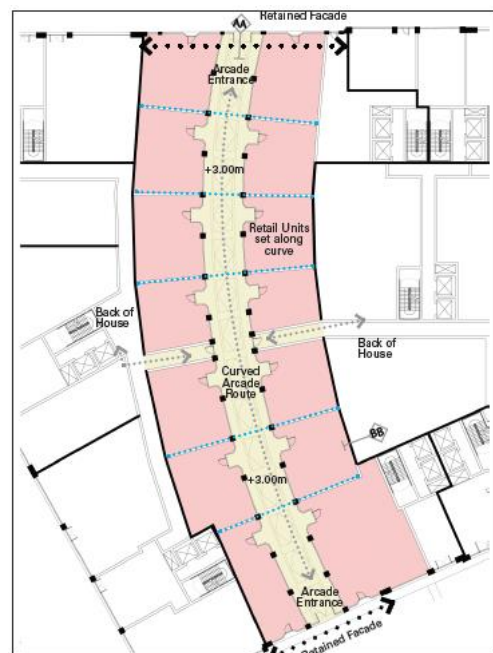
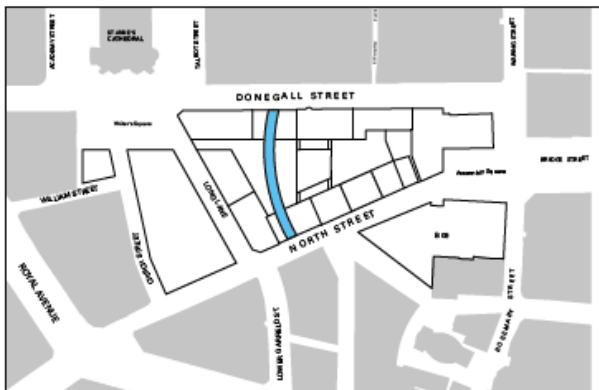
### **8.4 North Street Arcade Redevelopment Proposals**

**8.4.1** Policy BH10 of PPS6 further states that *'Where exceptionally, listed building consent is granted for demolition this will normally be conditional on prior agreement for redevelopment of the site and appropriate arrangements for recording the building before its demolition.'*

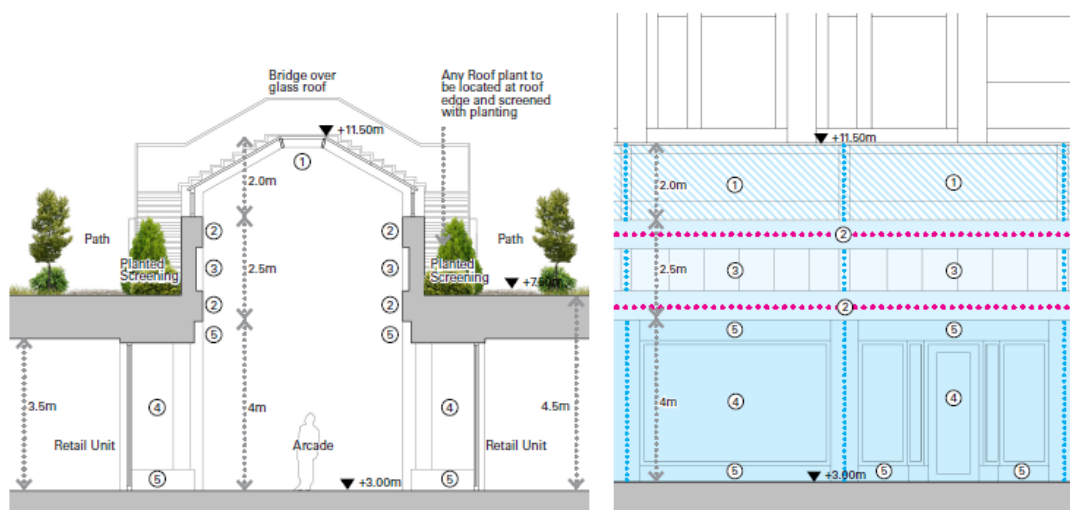
**8.4.2** The redevelopment proposals for the arcade falls into the following three parts. Listed Building Consent is sought for b) and c) with respect to the restoration of the façades only. Listed Building Consent is not required for a), only for how the replacement arcade will interface with the retained façades. However, the replacement arcade and new blocks behind the façades are relevant to the Listed Building Consent application insofar as its suitability to replace the demolished elements. Each of the three elements is considered in turn.

- a) the replacement arcade;
- b) the restoration of the North Street façade with new block behind (Ref Block 03 (1); and
- c) the restoration of Donegall Street façade with new block behind (Ref Block 03 (9)).

### **8.5 The Replacement Arcade**



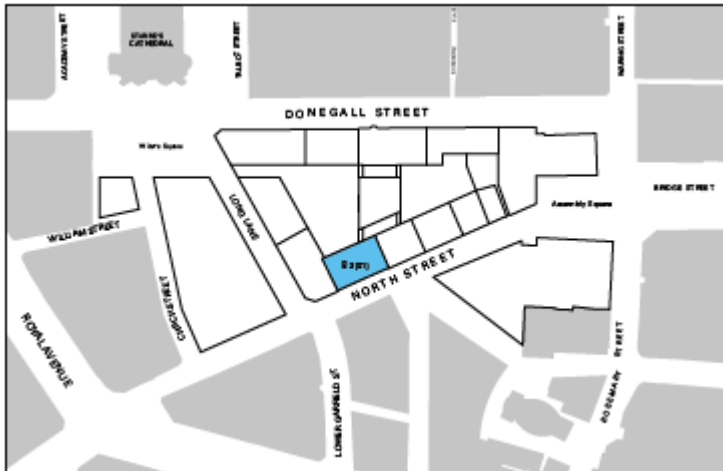




- 8.5.1** The replacement arcade proposed under outline application LA04/2017/2341/O comprises a new single storey arcade to connect the two retained facades on North Street and Donegall Street. The height of the arcade extends vertically above the height of the proposed single storey shop units as shown in the section above to imitate the sense of space in the original arcade. The alignment of the new arcade proposes a sweeping curve which differs from the original façade which included an angled section from North Street before shifting to a curved alignment towards Donegall Street. HED considers that the essential character is diluted by a much gentler curve and loss of the rotunda.
- 8.5.2** Whilst HED accepts that the replacement arcade, albeit on a different footprint, echoes the alignment of the original building, it seeks justification as to why the alignment differs from the original route. The entrance points to the North Street Arcade on North Street and Donegall Street are fixed and it is officers' view that whilst the alignment is not like for like it does not significantly deviate given the fixed access points. The Conservation Officer considers that there would be clear heritage benefits for the community and the city centre by reactivating the historical connection between the two streets. The new alignment is representative of an echo from the past to retain the original character of an arcade in this location, not an exact replication.
- 8.5.3** HED considers that the spirit of the original arcade can be reflected in part by the detailing and layout connecting the two streets. The applicant's architects have stated that: *'The historic route of the Arcade followed a part angled/part curved route with a rotunda, however, we are aiming to provide a simpler and more elegant sweeping curve that efficiently connects the retained facades. We believe this creates a pleasant and more welcoming thoroughfare for pedestrians to wander through whilst the curve, scale and roof profile of the Arcade captures the essence of the original. It is intended that the style of the interior of the arcade will reference the materials and forms employed in the original 1930's intervention. The canted roof form following the curve is referenced from the original design, and it is intended that details to the shop fronts will echo the spirit of the original in terms of materiality.'*
- 8.5.4** Following consideration of the architect's approach, HED advises that the re-opening of the pedestrian link through the site contributes to the urban grain and is considered positive. It considers that the proposal to replace the Arcade is acceptable in principle but require definitive proposals i.e. further detail. HED highlights that all of the new-build

	<p>elements are labelled 'illustrative' and advises that if the proposal was definitive the current footprint could be considered to exert no greater demonstrable harm on the Listed Building than the consented application associated with the extant scheme. However, officers advise that the proposal seeks to fix the alignment of the arcade at the outline stage as part of the outline planning application LA04/2017/2341/O, therefore, addressing this point. This approach is considered acceptable and further information regarding the detail of the arcade will be appropriately provided at the reserved matters stage.</p> <p><b>8.5.5</b> The Urban Design Officer considers that the continuous curve along the length of the new pedestrian connection will provide an intimate and sweeping route that allows the facades of units within the arcade to progressively reveal themselves and picks up contextually on the curved Donegall Street section of the former arcade.</p> <p><b>8.5.6</b> The proposed new arcade includes a canted glazed roof and large glazed shop units reminiscent of the original arcade features. The Urban Design Officer considers that internally the proportions of the proposed arcade have been informed by the original arcade in an effort to emulate its sense of enclosure and scale.</p> <p><b>8.5.7</b> HED wishes to see the reconstruction of the original arcade. It acknowledges that the existing building would require substantial reconstruction but considers there is a precedence for such an approach and highlight this approach is being used for Bank buildings which HED consider is in the process of being reconstructed in a 'reasonably modified form'.</p> <p><b>8.5.8</b> However, given the very poor structural condition of the existing building, together with the extant scheme which would see demolition of the internal arcade with no reinstatement, the approach suggested by HED would be unreasonable. The proposal before Members would see a modern interpretation of the old with a design, proportions and detailing that will effectively capture the essential character and essence of the former arcade. This is a substantial improvement over the extant scheme and is welcomed.</p> <p><b>8.5.7</b> The proposal will provide valuable retail/work space capable of accommodating independent businesses whilst securing its future and providing much needed economic and regeneration benefits in the area which is a substantial benefit to the wider community.</p> <p><b>8.5.8</b> Detailing of the internal elements of the arcade such as the canted glazed roof profile enabling natural light penetration, large glazed shopfronts units with recessed angled bay entrances and horizontal stall risers as set out in the Design Code will be secured through conditions. Proposed materials include bronze aluminium cladding to windows, doorframes and feature panels with reconstituted Portland stone to columns and horizontal banding and the use of terrazzo to the arcade and stall risers. The Urban Design Officer considers that the that the proposed articulation, palette of materials and precedent images as set out in the Design Code are considered appropriate and will echo the overall arrangement, look and feel of the original arcade.</p>
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**8.6 North Street façade including new block behind**



<b>Block Reference</b>	<b>Block 03 (1)</b>
<b>Proposed Shoulder Height (AOD)</b>	<b>24.50 m AOD</b>
<b>Proposed Maximum Height (AOD) including plant</b>	<b>31m AOD</b>
<b>AOD Level</b>	<b>3.15m</b>
<b>Proposed Height</b>	<b>27.85m</b>

**8.6.1** The North Street façade extension proposes a new block and 3 storey roof extension behind the North Street retained facade. The proposed roof extension comprises a single storey floor setback by 2m with an additional two floors above set within a 70 degree pitched roof profile. It is proposed that Block 03 (1) will provide access to the replacement North Street Arcade at ground floor level with residential units above.

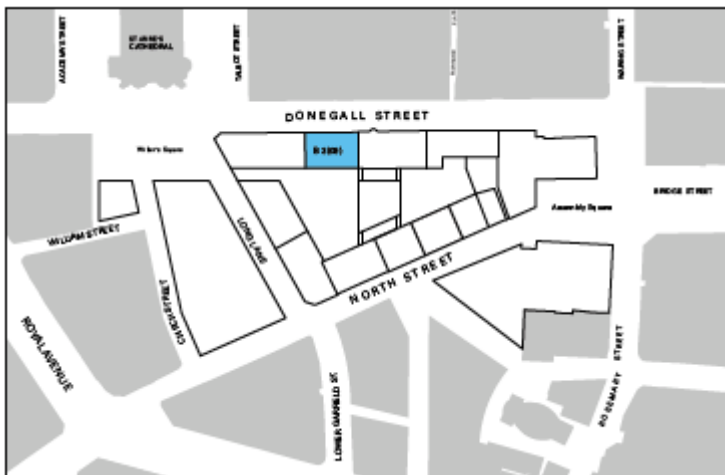
**8.6.2** The shoulder height of the retained North Street Arcade (“NSA”) façade will be 19.5m AOD rising to 28m AOD. The proposed maximum overall height of the building is 31m AOD including the designated plant area which is set back by 5-7m from the top floors.

**8.6.3** HED states that the proposal fails under Policy BH8 (a) as not enough information has been provided (i.e. schedule of materials and finishes, door and window schedules, stone schedule, landscape proposals and details for recreating historic features and at the juxtaposition between old and new). However, the Design Code establishes appropriate design principles and these details will be provided at the reserved matters stage.

**8.6.4** The treatment of the roof extension proposes weathered corten steel fins with inset corten steel patterned screens between. The Urban Design Officer notes that the creative use of corten steel picks up on the rustic brick tones of surrounding buildings and touches on Belfast’s industrial past. The angled roof extension will allow for balconies to be provided at upper level residential units. Recessed balconies are also proposed to be provided on the front elevation of the infill block on North Street. HED is open to a radically different style extension to the NSA provided that it is integrated sympathetically and sensitively with exceptional quality and detailing essential. However, HED considers that that the scale, massing and design of the proposed extension is overbearing and dominates the Listed building, detracting from its character and considers the setback inadequate to mitigate the height, scale and massing of the proposed extension.

- 8.6.5 HED considers that the overall impact of the extension on the NSA to be moderate/large and considers that the proposal fails to comply with Policy BH10 of PPS6.
- 8.6.6 The extant scheme includes the demolition of the internal portion of the NSA whilst retaining the facades and end units and reconstruction of the rotunda. The end units are no longer proposed to be retained given their current state. The extant scheme also includes new development abutting the end blocks with a maximum height of 27.5m (including plant) to facilitate a large retail anchor store. The revised scheme proposes a new build block abutting the NSA North Street façade with a maximum height of 31m AOD (including plant) resulting in an overall height of 27.85m. HED considers that the floor levels of upper floors should align with existing floor levels. Officers consider that this matter can be satisfactorily dealt with at reserved matters stage.
- 8.6.7 Whilst the height of the revised scheme (27.85m) is higher than the extant scheme (27.5m), the difference is marginal (0.35m) and the proposed height is considered acceptable taking account of the established height parameter in the extant scheme.
- 8.6.8 HED considers that if the extant scheme is afforded material consideration then the setback should be increased to 3m to match the extant scheme. However, officers consider that the contemporary nature of the proposed extension to the NSA includes adequate setbacks and the proposed angled roof profile will give a subservient appearance when viewed from along North Street thereby allowing the Listed building façade to maintain prominence. It is the view of officers that the contemporary extension will successfully distinguish the original Listed arcade frontage which will be restored to its original state and will allow it to dominate views along North Street. The Urban Design Officer supports the proposal and considers that the scale, height and massing of this block is acceptable.
- 8.6.9 Having regard to the above assessment, it is considered that the proposals to the façade, including the new block and roof extension above, are sympathetic to the Listed Building. Its special architectural and historic qualities would be safeguarded.

**8.7 Donegall Street façade including new block behind**



<b>Block Reference</b>	<b>Block 03 (9)</b>
<b>Proposed Shoulder Height (AOD)</b>	<b>14.6m AOD</b>
<b>Proposed Maximum Height (AOD) including plant</b>	<b>31m AOD</b>
<b>AOD Level</b>	<b>3m</b>
<b>Proposed Height</b>	<b>28m</b>

- 8.7.1** The proposal seeks to retain and restore the 3 storey Donegall Street façade with a new block with 4 storey roof extension above. The first two floors of the roof extension are proposed to be set back 2m behind the retained façade. The 2m setback allows for private amenity space in the form of balconies. Projecting balconies are also proposed to the rear overlooking the internal courtyard. The upper two floors are angled at a 70 degree pitch and allow full length terraces along Donegall Street. A similar angular design treatment and weathered corten steel finishes is proposed for the extension of the NSA above the Donegall Street facade
- 8.7.2** The shoulder height of the retained façade will be 14.6m AOD. The rise to 28m AOD, the same height as the roof extension on North Street. The treatment of the roof extension on the NSA façade proposes weathered corten steel fins with inset corten steel patterned screens between. The contemporary nature of the proposed extension to the NSA includes adequate setbacks and the proposed angled roof profile gives a subservient appearance thereby allowing the Listed Building façade to maintain prominence and replicates the proposed treatment on the North Street façade. The replication of the architectural treatment and use of the same materials is considered and will serve to provide legibility to the North Street Arcade on North Street and Donegall Street. The angled roof will allow for terraces to be provided at upper floor residential units. A terrace is also proposed above 2<sup>nd</sup> floor level within the proposed 2m setback from the front elevation.
- 8.7.3** HED considers that the partial change of use acceptable in principle but states that it fails under Policy BH8 (a) as not enough information has been provided (i.e. schedule of materials and finishes, door and window schedules, stone schedule, landscape proposals and details for recreating historic features and at the juxtaposition between old and new). It also has concerns about the overbearing scale, form and massing of the extension which it considers dominates the Listed Building and detracts from its essential character. The Design Code establishes appropriate design principles and the additional details sought by HED can be provided at the reserved matters stage.
- 8.7.4** Whilst the height of the proposed roof extension (28m) is higher than the extant scheme (27.5m), the difference is marginal (0.5m) and the proposed height is considered acceptable taking account of the established height parameter in the extant scheme.
- 8.7.5** HED considers that the overall impact of the extension to the NSA as moderate/large and is of the view that the proposal fails to comply with Policy BH 8 of PPS 6. HED considers that the overbearing scale, form and massing of the extension dominates the Listed Building. In addition, HED seeks a further setback on at fourth floor level with the corten steel material introduced at the two upper levels. However, officers are of the view that such an additional setback would impact negatively on the design concept of the roof extension in terms of disrupting the simplistic setback and sloping roof profiles, resulting in an over emphasised tiered design approach. The innovative use of sloping roof profiles

	<p>finished with corten steel and the proposed uniform height for the extended facades will serve to unify the reinvented North Street Arcade on both Donegall Street and North Street. The replication of this form and materials will be unique and the changes suggested by HED would disrupt the visual cohesiveness that this would create. The Urban Design Officer considers the height, scale and massing of this block acceptable and considers the new four storey extension above adheres to the historic plot width and is considered to be setback sufficiently to respect and respond to the listed façade.</p> <p><b>8.7.6</b> The extant scheme includes the demolition of the interior of the NSA whilst retaining the end units. The end units are no longer proposed to be retained given their current state although the facades will be retained and restored. The extant scheme also include a new development abutting the end blocks and adjacent infill block with a maximum height of 27.5m (including plant). The proposed scheme proposes a new build block abutting the NSA North Street façade with a maximum height of 31m AOD (including plant) resulting in a maximum height of 28m. HED considers that the 4 storey extension is overbearing and should be reduced by at least one storey.</p> <p><b>8.7.7</b> Whilst the height of the proposed development on Donegall Street is higher than the extant scheme, the difference is not significant and the proposed height is considered acceptable taking account of the established height parameter in the extant scheme and the impact on the Listed building.</p> <p><b>8.7.8</b> Notwithstanding their other concerns, HED considers that the materials described in the Design Code for the proposed new shopping arcade are appropriate under Policy BH 8, PPS 6. The Urban Design Officer considers that the articulation, palette of materials and precedent images are appropriate and will result in an arrangement that sensitively responds to the retained Listed façade. This will be achieved in a dynamic and contemporary manner through the creative use of vertically orientated corten steel fins which pick up on surrounding rustic brick tones of surrounding buildings and touches on Belfast's industrial past.</p> <p><b>8.7.9</b> The replication of this innovative and bold contemporary design on both Donegall Street and North Street is welcomed and will provide legibility and cohesion to the Arcade. It is the view of officers that the proposed extension to the NSA and the innovative design will create a successful integration of the original historic frontage whilst providing a high quality contemporary extension giving due recognition to an iconic landmark which has suffered severe deterioration and will undoubtedly create a visual distinctiveness in the area. The proposals will bring the Listed Building back into use. The restoration of the NSA façade on Donegall Street will provide substantial enhancements to the streetscape and the Conservation Area given the unsympathetic intervention through the years and will secure a viable future enabling reinstatement of ground floor active frontages on North Street linking to the retail units within the proposed Arcade and in addition secure city centre residential living above. This mix of uses will add to the vitality and vibrancy of the area which is welcomed.</p> <p><b>8.7.10</b> Having regard to the above assessment, it is considered that the proposals to the façade, including the new block with roof extension above, are sympathetic to the Listed Building. Its special architectural and historic qualities would be safeguarded.</p>
<b>9.0</b>	<b>Summary of Recommendation:</b>
<b>9.1</b>	Having regard to the Development Plan, the extant scheme and relevant material considerations, the proposal is considered acceptable.

9.2	It is recommended that delegated authority is given to the Director of Planning and Building Control to grant Listed Building Consent subject to conditions.
10.0	<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> <p>3. Prior to commencement of works a detailed study in the form of a Historic England 'Level 1' Photograph Survey for the North Street and Donegall Street façades shall be submitted and approved in writing by the Council in conjunction with HED. This shall include elevational details, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate<sup>1</sup>.</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>4. Prior to commencement of works a measured survey and method statement for each façade shall be submitted and approved in writing by the Council to demonstrate how the safety and stability of the building fabric to be retained throughout the phases of demolition, repair and reconstruction will be ensured. 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:</p> <ul style="list-style-type: none"> <li>a) structural defects;</li> <li>b) proposed conservation led remedial works;</li> <li>c) a method statement demonstrating how the proposed structural works, including new interventions, will be undertaken, and outlining how the listed building will be protected, during construction (including foundations and any piling proposed) and demolition work.</li> </ul> <p>The work shall be carried out fully in accordance with the details approved.</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>

5. All new external 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 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.

6. No works shall be undertaken unless details of the window and external doors in the retained facades have been submitted and approved in writing by the Council. The details shall include cross sections, elevations, cill detail / material, the actual glazing material and panes and colour and finish, with a sample provided for each different window type. The works shall not be carried out unless in accordance with the approved details.

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.

7. All cleaning of the existing façade 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 prior approval. At the commencement of any cleaning, a test panel shall be undertaken in an inconspicuous position. Method to be agreed in writing with the Council in conjunction with HED prior to commencement of façade cleaning.

Reason: to ensure that special regard is paid to specific architectural features or fixtures, to retain the memory of historical fire damage and to ensure the fabric is protected from further damage during the course of works.

8. No works shall be undertaken unless details of the following elements between the new building and the existing façades have been submitted to and approved in writing by the Council.

- a) Party walls;
- b) Intermediate floors; and
- c) New terrace, including guarding and handrail.

The details shall be at a minimum scale of 1:20 and shall include dimensioned set-backs, structure, flashings and allowance for movement.

The works shall not be carried out unless 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.



9.No works shall be undertaken unless a record of the original arcade's raised lantern, flooring and shopfronts including stall-risers, glazing, pilasters and signboards has been submitted to and approved in writing by the Council. The record shall make use of all available sources (e.g. UAH, HED etc.)

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. Although damaged by fire, sufficient evidence remains in photographs and drawings to enable replication.

10. No works shall be undertaken unless of all brick / stone repairs to the principal façades has been submitted to and approved in writing by the City Council. Such details shall include:
- a) Elevations at an appropriate scale (1:50 minimum) identifying all salvageable materials to be retained or reused – Donegall Street plaque must be included;
  - b) Sample of any replacement stone, brick, reconstituted stone or moulded features;
  - c) description of the joints proposed; and
  - d) mortar mix, profile and finish.

The works shall not be carried out unless 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.

11. No works shall be undertaken unless of the following external materials have been submitted to and approved in writing by the City Council. :
- a) Roofing material;
  - b) Cladding, projecting fins and mesh;
  - c) Rainwater goods;
  - d) Landscaping proposals.

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

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.

12. 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 faces of the building other than those shown on the drawings hereby approved.

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.

	<p>13. The new-build residential accommodation shall not be occupied until the retained façades are fully repaired and the arcade reconstructed, 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>14. No demolition shall take place before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides.</p> <p>Reason: To comply with Section 91 (6) of The Planning Act (NI) 2011.</p>
	<p><b>Notification to Department (if relevant)</b></p> <p>If members are minded to approve the application, the Council will be required to notify DFI given the objection from HED in accordance with Section 89 of the Planning Act (Northern Ireland) 2011.</p>

**ANNEX**

<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
<b>LA04/2017/2341/O</b>	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.	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
<b>LA04/2019/2049/LBC</b>	1-34 North Street Arcade, 26-30 Donegall Street and 35-37 North Street, Belfast, BT1 1NA.	Partial demolition of North Street Arcade to retain its facades and siting of proposed new arcade

### 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
<b>Z/2010/1532/F</b>  Permission granted 11 October 2012	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, Nos1-27 Lombard Street, Nos 33 to 55	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

	Rosemary Street and including North Street and Nos 2-14 Lower Garfield Street	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.
<b>Z/2010/1504/LBC</b>  Consent granted 11 October 2012	1-34 North Street, 26-30 Donegall Street and 33-37 North Street, Belfast, BT1 1NA.	Partial demolition of North Street Arcade retaining its facades; partial reconstruction of end blocks and reconstruction of rotunda on original location

### 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>
<b>LA04/2016/2327/F</b>  Permission granted 23 January 2017	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	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.
<b>LA04/2016/1619/LBC</b>  Consent granted 23 January 2017	Nos. 1-34 North Street, 26-30 Donegall Street and 33-37 North Street, Belfast, BT1 1NA	Variation of condition 3 (contract for carrying out works approved under planning application ref: Z/2010/1532/F) of listed building consent Z/2010/1504/LBC for the partial demolition of North Street Arcade retaining its facades; partial reconstruction of end blocks and reconstruction of rotunda on original location