


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 21 st January 2020	
Application ID: LA04/2017/2345/DCA	
Proposal: Demolition of buildings	Location: 3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street (BT1 1LA) Belfast
Referral Route: Full demolition of buildings in the Conservation Area and associated with Major application LA04/2017/2341/O	
Recommendation:	Grant consent subject to condition.
Applicant Name and Address: PG Ltd 49 Berkeley Square London W1J5AZ	Agent Name and Address: Savills Embassy House Queens Avenue Bristol BS8 1SB
<p>Executive Summary: Conservation Area Consent is sought for the full demolition of the following non-listed buildings which are located within Belfast City Centre Conservation Area.</p> <ul style="list-style-type: none"> • Nos. 3-5 Rosemary Street; • Nos. 9-13 Rosemary Street; • Nos. 2-22 North Street; and • Nos 30-34 North Street. <p>The key issues to be considered in the assessment of this application are:</p> <ul style="list-style-type: none"> • The principle of demolition including the planning history • Impact on the character and appearance of the Conservation Area <p>Planning permission was previously granted for a wider redevelopment scheme (Z/2010/1532/F & LA04/2016/2327/F) which included demolition of these buildings. Conservation Area Consent was also granted for the demolition of these buildings. The previous permissions established the principle of demolition of these buildings.</p> <p>The current proposal has been assessed against the Development Plan and relevant planning policy. Proposals for redevelopment of the application site have been assessed in the associated application LA04/2017/2341/O and are considered acceptable.</p> <p>One representation has been received regarding this application raising concerns regarding the impact on the character of the area on the demolition of No. 2 North Street. Objections have also been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme.</p> <p>The Conservation Officer has no objection.</p> <p><u>Recommendation</u> Having regard to relevant material considerations, including the previous consents for demolition of these buildings, it is recommended that Conservation Area Consent is granted subject to</p>	

conditions. Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions.

If Members are minded to approve the application, Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.

Case Officer Report	
1.0	Site Location Plan
	
2.0	Background
2.1	<p>This application was received in October 2017 in association with application LA04/2017/2341/O which seeks outline planning permission for redevelopment of the wider area. The application for outline permission is being considered at the same Planning Committee meeting.</p>
3.0	Description of Development
3.1	<p>The application proposes full demolition of the following four non-listed buildings which are located within Belfast City Centre Conservation Area:</p> <ul style="list-style-type: none"> • Nos. 3-5 Rosemary Street; • Nos. 9-13 Rosemary Street; • Nos. 2-22 North Street; and • Nos 30-34 North Street.
3.2	<p>These addresses comprise four buildings which are shown in the photographs below:</p>

	 <p data-bbox="400 562 767 595">9-13 ROSEMARY STREET</p>	 <p data-bbox="903 495 1414 562">3-5 ROSEMARY STREET/2-8 NORTH STREET</p>
	 <p data-bbox="352 898 815 965">12-22 NORTH STREET (CANADA HOUSE)</p>	 <p data-bbox="1031 965 1342 1003">30-34 NORTH STREET</p>

<p data-bbox="169 1070 217 1104">4.0</p> <p data-bbox="169 1137 217 1171">4.1</p>	<p data-bbox="280 1070 544 1104">Description of Site</p> <p data-bbox="280 1137 1469 1373">The buildings are located at the corner of Rosemary Street and North Street. Nos. 9-13 Rosemary Street is an existing 4 storey neo-Georgian building dating from 1957 finished in rustic brown brick and stone work and sits building adjacent to the listed Masonic Hall. Nos. 3-5 Rosemary Street/Nos. 2-8 North Street are a 4 storey red brick modernist style building. Nos 12-22 North Street are a 4 storey building with a curved façade and finished in stone. Nos. 30-34 North Street was built in the 1960s and comprise 5 storeys fronting onto North Street setback and rising to 7 and 8 storeys to the rear.</p>
<p data-bbox="169 1406 217 1440">5.0</p>	<p data-bbox="280 1406 1214 1440">Planning Assessment of Policy and Other Material Considerations</p>
<p data-bbox="169 1473 217 1507">5.1</p>	<p data-bbox="280 1473 520 1507">Planning History</p>
<p data-bbox="169 1507 233 1541">5.1.1</p>	<p data-bbox="280 1507 1190 1541">The planning history of the site is an important material consideration.</p>
<p data-bbox="169 1541 233 1574">5.1.2</p>	<p data-bbox="280 1541 1469 1709">The former Department for the Environment (DoE) granted planning permission on 11 October 2012 (Ref: Z/2010/1532/F) for a comprehensive redevelopment scheme known as ‘Royal Exchange’ extending from Lower Garfield Street to Rosemary Street and from Royal Avenue to Donegall Street incorporating the current application site.</p>
<p data-bbox="169 1731 233 1765">5.1.3</p>	<p data-bbox="280 1731 1469 2020">The development description included: <i>‘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</i></p>

	<i>its facades, partial reconstruction of end blocks and reconstruction of rotunda on original location’.</i>
5.1.4	In January 2017, the Department for Infrastructure (DfI) approved an application to vary the original Z/2010/1532/F permission to allow for phasing of the development (Ref: LA04/2016/2327/F). This created a standalone permission enabling the approved development to be constructed on a phased basis. A number of associated applications to vary Listed Building Consents and Conservation Area Consents were also approved including Conservation Area Consents (Z/2010/1495/DCA and LA04/2016/1622/DCA) for demolition of the same buildings.
5.1.5	For clarity, the development approved under application reference Z/2012/1532/F and the subsequent related approval LA04/2016/2327/F is hereafter referred to as the ‘extant scheme’. Details of relevant planning history are set out at Appendix 1 .
5.1.6	The first phase of the extant scheme referred to as Phase 1A has commenced and includes the restoration of the former Garfield Bar Building (2-14 Lower Garfield Street) to create 5 café/restaurant units at ground floor, three of which extend to the first floor and 5 apartments at second floor level.
5.1.7	As the first phase has commenced this means that the planning permission for the extant scheme remains live and therefore is implementable and in a phased manner. There is also the potential for the approved phasing arrangements to be further amended through the submission of another application to vary the conditions.
5.1.8	Conservation Area Consent was granted more recently in March 2019 for the demolition and temporary redevelopment of Nos. 30-34 North Street as part of Phase 1B of the redevelopment scheme for the wider area.
5.1.9	Significant weight is therefore given to the extant scheme/planning history. It is an important material consideration relevant to the assessment of the current application given that the extant scheme can be implemented with potential for further variation of phasing arrangements. It is therefore a fall-back for the applicant if permission is refused.
5.2	Policy Framework
5.2.1	<u>Regional Planning Policy</u> Regional Development Strategy 2035 (RDS) Strategic Planning Policy Statement for Northern Ireland (SPPS)
5.2.2	<u>Local Planning Policy Context</u> Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 Draft Belfast Metropolitan Area Plan 2004
5.2.3	Planning Policy Statement 6 (PPS6) – Planning Archaeology and the Built Environment
5.2.4	Other Material Considerations Belfast City Centre Conservation Area Guide

5.3	Consultations
5.3.1	<p><u>Non-Statutory Consultations</u></p> <p>BCC Conservation Officer – No Objection</p>
5.4	Representations
5.4.1	<p>The application has been advertised and publicised on the website.</p> <p>One representation was received in 2017 raising the following issues:</p> <ul style="list-style-type: none"> • No. 2 North Street is a 1960's extension designed to look part of Old Northern Street Bank which fronts on to Waring Street. Demolition would make the Listed old bank look alone and isolated and loss of huge character and historical significance upon entering North Street. The building should remain.
5.4.2	The contribution which No. 2 North Street makes to the Conservation Area is considered in the Assessment section of the report below.
5.4.3	Objections have also been received to the associated outline planning application LA04/2017/2341/O regarding the amount of demolition and loss of historic fabric across the scheme.
5.5	Assessment
5.5.1	<p>PPS6 sets out a numbers of policies against which proposals for the demolition/partial demolition of non-listed buildings are assessed. These include:</p> <ul style="list-style-type: none"> • Policy BH 14 – Demolition in a Conservation Area • Paragraph 6.25 of Policy BH 10 (Demolition of a Listed Building) of PPS 6 is also applicable where it is considered that a non-listed building proposed to be demolished makes a positive contribution to the conservation area.
5.5.2	The SPPS also sets out policy considerations for proposals in a Conservation Area at paragraphs 6.18 – 6.20.
5.5.3	The application site falls within Belfast City Centre Conservation Area.
5.5.4	<p>In accordance with Policy BH14, in determining proposals for demolition of unlisted buildings in a Conservation Area, the Council is required to take account of the building's contribution to the architectural or historic interest of the area and in particular the wider effects of the building's demolition on its surroundings and on the Conservation Area as a whole. Where a building is considered to make a positive contribution to the character and appearance of the area, the Council is also required to have regard to the same broad criteria for the demolition of listed building as set out in paragraph 6.25 of Policy BH10 of PPS 6 which in summary are:</p> <ol style="list-style-type: none"> a) the condition of the building, cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use; b) the adequacy of efforts made to retain the building in use; and c) The merits of alternative proposals for the site.
5.5.5	The following table compares the demolition proposals in the extant and proposed schemes

Full Demolition of the following non-Listed Buildings in the Conservation Area is proposed		
Demolition Approved in Extant Scheme	Demolition Proposed in Revised Scheme	Comments
9-13 Rosemary St	9-13 Rosemary St	No change
3-5 Rosemary St & 2-8 North St	3-5 Rosemary St & 2-8 North St	No change
12-22 North St (Canada House)	12-22 North St (Canada House)	No change
30-34 North St	30-34 North St	No change

Buildings that do not make a positive contribution to the Conservation Area

5.5.6 Having regard to the advice from the Conservation Officer, the following buildings proposed to be demolished are **not** considered to make a positive contribution to the Belfast City Centre Conservation Area and as such the proposals to demolish these buildings are considered acceptable in principle and compliant with Policy BH 14 subject to assessment of redevelopment proposals which is considered later in the report. It must be noted that consent to demolish these buildings was previously granted under the extant scheme as set out in the table above. This is an important material consideration which has significant weight in the assessment of this element of the proposal.

- Nos. 3-5 Rosemary Street & 2-8 North Street
- Nos. 12-22 North Street (Canada House)
- Nos. 30-34 North Street

Buildings that make a positive contribution to the Conservation Area

5.5.7 The building listed below proposed to be demolished in its entirety is considered to make a positive contribution to the character and appearance of Belfast City Centre Conservation Area. Consent to demolish these buildings was previously granted under the extant scheme which represents a fall-back and is a significant material consideration in the assessment of this element of the proposal.

- Nos. 9-13 Rosemary Street

5.5.8 Policy BH 14 requires that the Council gives consideration to the part that each building plays in the architectural or historic interest of the area, as discussed below.

Nos. 9-13 Rosemary Street

5.5.9 Nos. 9-13 Rosemary Street is a 3 storey plus attic building constructed in 1957. The building design incorporates a 3 bay neo-Georgian design finished in a rustic brick. Detailing on the building’s façade include a ashlar granite ground floor surround with a central doorway with a webbed fanlight, wrought iron balconies at first floor, mansard roof, slated gable and coat of arms keystone. The Conservation Officer considers that the building is not locally significant rather it makes a positive contribution to the character and appearance of the Conservation Area through its eclectic and unusual mix of detailing. Officers consider the positive contribution to be modest.

5.5.10 Policy BH14 requires consideration to be given to the wider effects of demolition on the buildings surroundings and on the Conservation Area as a whole each of which is considered below.

5.5.11 In assessing the part played in the interest of the wider area, the Conservation Officer considers that *‘Whilst these buildings may have features that contribute positively to the*

conservation area, collectively the wider streetscapes and built characteristics do not demonstrate the best qualities of a conservation area. Many of the surrounding buildings are in a state of disrepair, with a significant number being vacant and derelict; which together detracts from the visual amenity and townscape of this portion of the conservation area. In my opinion the value of their contribution is thereby diluted to when read collectively with surrounding buildings in the wider area.

5.5.12 Nos. 9-13 Rosemary Street are considered to have features that contribute positively to the Conservation Area but they are not considered significant in terms of the interest of the wider area. The Conservation Officer’s advises that the area in general does not display the best quality Conservation Area given the combination of the architectural merit of some of the buildings and the general appearance of the area.

Consideration of paragraph 6.25 of PPS6

5.5.13 Given that the contribution of this building to the character and appearance of the Conservation Area is positive, regard must be had to the criteria set out in paragraph 6.25 of Policy BH10, PPS6 [Demolition of a Listed Building]. This assessment is summarised in the table below.

Building	Contribution (Policy B14)	Assessment of Para 6.25 (Policy BH 10)	New Development (Policy BH 14) and Conclusion
Nos. 9-13 Rosemary Street	Positive	a) No condition survey carried out. Good condition internally and externally. b) Building has not been marketed as required for comprehensive development c) Proposed scheme will provide substantial community benefits	Proposed replacement scheme considered high quality and will bring substantial community benefits. Proposed demolition considered acceptable in principle.

5.5.14 Criterion a) of paragraph 6.25 of PPS 6 requires the condition of the building, cost of repairing and maintaining it in relation to its importance and to the value derived from its continuous use to be addressed. No condition surveys have been submitted for this building, however, the applicant’s ‘Proposed demolitions of Buildings in the Conservation Areas – Justification Report’ (“Justification Report”) indicates that Nos. 9-13 Rosemary Street is in a good condition both internally and externally. However, this information is not a full structural assessment and is not sufficient to satisfactorily address criterion a).

5.5.15 Criterion b) of paragraph 6.25 of PPS 6 requires evidence to demonstrate the adequacy of efforts to retain the building in use. It is noted that Nos. 9-13 Rosemary Street was occupied until recently. The applicant has not marketed the building as they do not wish to sell as the building is required for the comprehensive redevelopment proposals currently under consideration [LA04/2017/2341/O] and consider that selling the building would significantly compromise the delivery of the wider scheme. In the absence of this information the proposal therefore fails to satisfy criterion b).

5.5.16	The Justification Report states that the applicant's position is that the retention of this building would prejudice the wider development of the site and limit the ambition of the exemplary scheme which might be achievable.
5.5.17	Furthermore, the Justification Report states that retention of the building would limit the ability to maximise the market value of a heavily constrained site and result in a development which would have a lower economic viability. The report goes on to state that for a scheme to be viable <i>'there needs to be a balance of new architecture to financially support the refurbishment of significant buildings, this is best attributed to the restoration of Listed Buildings and those facades which are deemed to make a contribution to the streetscape of the Conservation Area'</i> .
5.5.18	Whilst the viability of the scheme is a material consideration, no substantive information has been submitted to demonstrate the impact of retention of this building on the overall viability of the scheme. Therefore little weight can be attributed to this consideration. Nevertheless, the merits of the proposed scheme require to be considered and weighed up against the proposed demolitions in accordance with criterion c) of paragraph 6.25 of PPS 6 and the potential for substantial community benefits.
5.5.19	<p>The substantial community benefits of the wider scheme are set out in the associated report LA04/2017/2341/O and include the following:</p> <ul style="list-style-type: none"> - physical regeneration of this area of decline and significant enhancement in the visual amenity of the Conservation Areas; - supporting the vitality and viability of the wider City Centre; - the creation of 370 jobs on site during construction and 1,300 jobs on site during operation across a number of uses; - a significant increase (up to 367 units) in the number of residential units in a sustainable location within the city centre including the provision of 10% affordable housing on site and 10% social housing units off site close by; - the creation of commercially viable fit for purpose office accommodation; - restoration of a number of Listed buildings securing their future use, upkeep and maintenance; - retention and restoration of facades of non-listed building and redevelopment securing their heritage value; and - re-instatement of the North Street Arcade, an historic and iconic shopping destination in the city centre.
5.5.20	Indeed, the Conservation Officer states that: <i>'the demolition of these buildings could play a significant role in enabling comprehensive regeneration and wider redevelopment of the area that is in significant decline and in strong need of rejuvenation; including the retention, refurbishment and restoration of other heritage assets. The benefits of this would, in my opinion be greater to the wider arear than the individual contribution of the buildings'</i> .
Redevelopment/Regeneration	
5.5.21	The proposed demolitions will facilitate the comprehensive redevelopment of the wider site and enable the realisation of significant physical, economic and regeneration benefits delivering substantial gains which is considered to be in the wider public interest. The merits of the proposed redevelopment scheme are considered in detail in the associated application LA04/2017/2341/O are considered to outweigh the loss of Nos. 9-13 Rosemary Street. Moreover, regard must be had to the fall-back position of implementation of the extant scheme within which this building is to be demolished. This establishes the principle of demolition of these buildings. Having regard to these considerations, the principle of

<p>5.5.22</p>	<p>demolition of these buildings is considered acceptable subject to assessment of the redevelopment proposals. This view is supported by the Conservation Officer.</p> <p>Redevelopment proposals for the application site and the wider scheme to regenerate the area are considered in detail in the assessment of the associated application LA04/2017/2341/O and should be read in conjunction with this application. A condition is recommended that prevents demolition until a valid contract has been let for redevelopment of the site to ensure that these parts of the site are developed and not left.</p>
<p>5.6</p> <p>5.6.1</p> <p>5.6.2</p>	<p>Summary of Recommendation:</p> <p>Having regard to the relevant material considerations, including the policy context and planning history, the proposed demolitions are considered acceptable and it is recommended that Conservation Area Consent be granted.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of conditions.</p>
	<p>Conditions</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 105 of the Planning Act (Northern Ireland) 2011.</p> <p>2. In accordance with Section 105 of the Planning Act (NI) 2011, none of the buildings shall be demolished until a contract for the redevelopment of the site in accordance with the proposals under application reference LA04/2017/2341/O and any subsequent associated detailed planning approval has been agreed, and evidence of that contract has been submitted to and approved in writing by the Council.</p> <p>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of the Belfast City Conservation Area.</p>
	<p>Notification to Department (if relevant)</p> <p>If Members are minded to approve the application, Council will be required to notify DFI under Sections 105(6) of the Planning Act (Northern Ireland) 2011.</p>

ANNEX	
Date Valid	11th October 2017
Date First Advertised	10th November 2017
Date Last Advertised	20th September 2019
Details of Neighbour Notification (all addresses) Matthew Reilly, 51 Whitehall Parade Belfast Down	
ES Requested	Yes

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
LA04/2017/2341/O	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
LA04/2017/2345/DCA	3-5 and 9-13 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street, (BT1 1LA), Belfast	Demolition of buildings

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>Z/2010/1532/F</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, Nos1-27 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>Z/2010/1495/DCA</p> <p>Consent granted 11 October 2012</p>	<p>Nos. 3-5 9-13 and 27-31 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street Belfast (BT1 1LA).</p>	<p>Demolition of Buildings</p>

Variations to extant scheme

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

Planning Application Reference/ Decision	Address	Proposal
<p>LA04/2016/2327/F</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>
<p>LA04/2016/1622/DCA</p> <p>Consent granted 23 January 2017</p>	<p>Nos. 3-5 9-13 and 27-31 Rosemary Street (BT1 1QA) and 2-22 and 30-34 North Street Belfast (BT1 1LA)</p>	<p>Variation of condition 1 (contract for carrying out works approved under planning application ref. Z/2010/1532/F) of demolition within a conservation area consent Z/2010/1495/DCA for the demolition of buildings</p>

Relevant Phase 1B Approvals/Consents

The table below sets out the applications and consents relating to Phase 1B of the Former Royal Exchange development.

Planning Application Reference/ Decision	Address	Proposal
LA04/2017/2126/F Planning permission granted 11 March 2019	Lands bound by North Street, Royal Avenue, Rosemary Street and building south of Lower Garfield Street located approximately 400m west of Laganside bus station 300m northeast of City Hall and 1km northwest of Central Train Station.	Redevelopment including the construction of a new six storey building on the existing surface level car park and part change of use to create a mixed use development comprising retail units, restaurants and cafes, residential units, offices, church and related community floor space, new streets and public realm works. Demolition of 53 Royal Avenue and 27-31 Rosemary Street and restoration of Central Halls (37-39 Rosemary Street), Masonic Hall (15 Rosemary Street), 43/43a Rosemary Street and retention of 30-34 North Street
LA04/2017/2575/DCA Consent granted 11 March 2019	30-34 North Street, Belfast, BT1 1LA	Demolition of building
LA04/2017/2597/F Planning permission granted 11 March 2019	30-34 North Street, Belfast, BT1 1LA	Demolition of building and development of temporary hard landscaping
LA04/2018/007/F Planning permission granted 11 March 2019	30-34 North Street, Belfast, BT1 1LA	Demolition of building and development of flexible retail, restaurant and café uses for a period of up to 5 years within re-purposed shipping containers up to 2 storeys in height, together with ancillary access and circulation