

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 23 January 2020	
Application ID: LA04/2017/2745/F and LA04/2017/2689/LBC	
Proposal: Conversion of building to create 63 No. bed hotel with ancillary function space, bars and restaurants, including all associated works. Single storey rear extension	Location: Scottish Mutual Building 15-16 Donegall Square South and 2-14 Bedford Street Belfast BT1 5JG
Referral Route: Greater than 30 bedrooms and objection from Statutory Consultee	
Recommendation:	Approval subject to conditions
Applicant Name and Address: Signature Living 69 Hanover Street Liverpool L1 3DY	Agent Name and Address:
<p>Executive Summary:</p> <p>The application seeks full permission for “Conversion of building to create 63 No. bed hotel with ancillary function space, bars and restaurants, including all associated works. Single storey rear extension”. This report should be referred to for consideration of LA04/2017/2689/LBC, the current accompanying Listed Building Consent for “Conversion of existing building to 63 bed hotel and all associated works.”</p> <p>The key issues are:</p> <ul style="list-style-type: none"> - The principle of the proposal at this location; - Impact on transport and other infrastructure; - Impact on amenity/character of the area; - Impact on the architectural and historic qualities of the listed building; - Impact on natural heritage; - Other environmental matters. <p>The site is located at the junction of Bedford Street, Donegall Square South and Donegall Square West in Belfast City Centre. The site is occupied by the existing Scottish Mutual Building which is a Grade B1 listed building which is finished with red sandstone. It is characterised by its projecting turrets, high level arcades and crow-stepped gables, curved glass shop fronts and ornate arched entrance on Donegall Square South. The area is of mixed use and includes retail, banks, cafes, restaurants and offices on the ground floor of buildings with predominantly offices on the upper floors. City Hall is located opposite the site on Donegall Square South. The site is located within the Linen Conservation Area and is located within the city centre as defined in dBMAP. It is also located within the Commercial District as defined by dBMAP. The site is also located within the City Centre as defined by BUAP.</p>	

The proposed development seeks to amend the previously approved planning application LA04/2016/0688/F.

The proposal has been assessed against and is considered acceptable having had regard to the Strategic Planning Policy Statement for Northern Ireland (SPPS), Belfast Urban Area Plan 2001 (BUAP), Draft Belfast Metropolitan Area Plan 2015 (BMAP), Planning Policy Statement (PPS) 2, PPS 3, PPS 6, PPS 16 and Development Control Advice Note (DCAN) 4, DCAN 15 and Linen Conservation Area Design guidance.

HED has objected and considers the proposals contrary to PPS6 because of the use of dry-lining and other unacceptable alterations including a proposed suspended ceiling in the ground floor restaurant. Officers consider that on balance the proposed alterations are acceptable and will allow the conversion of the building to a hotel thus securing the viable re-use of this vacant listed building, securing its long term future.

DAERA, NI Water, BCC Environmental Health and BCC Conservation Area Officer no objection. At the time of writing the response from DfI Roads Service is outstanding.

There are 13 objections and the points raised are considered in the main report.

It is recommended that the proposal is approved subject to the conditions as set out in the report and it is requested that committee delegate authority to the Director of Planning and Building Control to finalise wording of conditions and resolve any issues arising from the outstanding DfI Roads response and any matters arising from the neighbour notification process in relation to the most recent amended plans and Revised Delivery and Service Management Plan.

If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DFI) with the Listed Building Consent (LBC) application given the objection from HED. The full application would be held until such time as the Department responds in relation to the LBC application.

Case Officer Report

Site Location Plan



Representations:

Letters of Support	1
Letters of Objection	13
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Characteristics of the Site and Area

1.0 Description of Proposed Development

Conversion of building to create 63 No. bed hotel with ancillary function space, bars and restaurants, including all associated works. Single storey rear extension. This report should be referred to for consideration of LA04/2017/2689/LBC, the current accompanying Listed Building Consent for "Conversion of existing building to 63 bed hotel and all associated works."

2.0 Description of Site

The site is located at the junction of Bedford Street, Donegall Square South and Donegall Square West in Belfast City Centre. The site is occupied by the existing Scottish Mutual Building which is a Grade B1 listed building which is finished with red sandstone. It is characterised by its projecting turrets, high level arcades and crow-stepped gables, curved glass shop fronts and ornate arched entrance on Donegall Square South. The area is of mixed use and includes retail, banks, cafes, restaurants and offices on the ground floor of buildings with predominantly offices on the upper floors. City Hall is located opposite the site on Donegall Square South. The site is

located within the Linen Conservation Area and is located within the city centre as defined in dBMAP. It is also located within the Commercial District as defined by dBMAP. The site is also located within the City Centre as defined by BUAP.

Planning Assessment of Policy and Other Material Considerations

3.0 Site History

There is an extant approval on the site for “Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces and hotel bedrooms to include internal and external alterations and additions, including cone roofs to corner turrets, and enclosed external seating areas on Bedford Street”, under LA04/2016/0688/F, which was granted permission on 20/07/17. There is an associated Listed Building Consent for “Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces. Internal and external alterations and additions proposed” approved under LA04/2016/0569/LBC on the same date.

There is also history under the following references:

Z/2013/1300/F - Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces, hotel bedrooms and loft apartments to include internal and external alterations – Permission granted – 28/02/14

Z/2013/1296/LBC - Proposed conversion of existing Scottish Mutual Building to Boutique Hotel to include internal alterations; external repairs to stonework; repairs and replacement of windows; repairs and replacement of roof coverings and roof lights alterations to existing shopfronts including provision of a lightweight awning; extension to building in rear courtyard alterations to James Street South elevation to create service access – Permission granted – 04/03/14.

4.0 Policy Framework

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

4.2 Linen Conservation Area

4.3 Listed Building HB26/30/054

4.4 Belfast City Centre

4.5 Strategic Planning Policy Statement (SPPS)

4.6 Planning Policy Statement (PPS) 2: Natural Heritage

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

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

4.9 Planning Policy Statement (PPS) 16: Tourism

5.0 Statutory Consultees Responses

5.1 DFI Roads Service – awaiting response

5.2 DfC Historic Environment Division – objection

5.3 NI Water – No objection

5.4 DAERA Water Management – No objection

6.0 Non Statutory Consultees Responses

6.1 Belfast City Council (BCC) Environmental Health – No objection subject to conditions

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

6.3 Belfast City Council (BCC) Building Control – No objection

7.0 Representations

7.1 The application has been neighbour notified and advertised in the local press. Thirteen objections were received from Crothers Chartered Surveyors (occupational tenant within The Warehouse adjacent), Gravis Planning (representing the owners of The Warehouse), James Crothers (Fire Consultant), and Shanaport Ltd (owners of The Warehouse)

The issues raised were as follows:

- Servicing arrangements and intensification of existing servicing arrangements on James Street South **(addressed in amend plans and amended Delivery and Service Management Plan)**
- Pedestrian safety **(addressed in amended Delivery and Service Management Plan)**
- Inaccuracies within the initial Servicing Management Plan, and subsequent submissions **(addressed in amended Delivery and Service Management Plan)**
- Traffic disruption **(addressed in amended Delivery and Service Management Plan)**
- Inadequate arrangements for fire escape and safety concerns **(amended stairwell proposals submitted and fire safety matters will be addressed at the Building Control stage)**
- Inaccuracies between plan submitted for the full application, and those for the accompanying LBC **(resolved by amend plans)**
- Inaccurate ownership shown **(resolved by amend plans)**
- Odour and noise from proposed odour abatement system – see environmental health response
- Items not uploaded to the portal in timely manner – **all amended uploaded**
- An updated ground floor plan inaccurate and does not show whole floor **(amended by revised floor plan)**
- The Warehouse's fire escape will potentially be blocked **(addressed in amend plans and amended Delivery and Service Management Plan)**

7.2 Councillor Graham Craig also made written representation. He emphasised support for the creation of employment and tourism opportunities the development would create if approved. Councillor Craig did however express concern surrounding the proposed fire safety measures.

8.0 Other Material Considerations

8.1 Development Control Advice Note 4: Restaurants, Cafes and Fast Food Outlets

8.2 Development Control Advice Note 15 Vehicular Access Standards

8.3 Linen Conservation Area Design Guide

9.0 Assessment

9.1 Following the recent Court of Appeal decision relating to BMAP, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which the Draft BMAP had reached pre-adoption through a period of independent examination, the policies within the Draft BMAP still carry weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The site is located inside the development limits of Belfast as shown in the draft Belfast Metropolitan Area Plan 2015.

9.2 The site is located within Belfast City Centre as designated in dBMAP, as well as the Linen Conservation Area and Commercial District.

9.3 The proposal will develop the existing site by converting the existing building to create a new hotel, as per previous approvals under LA04/2016/0688/F and Z/2013/1300/F. The proposed development seeks amendments to the extant permission. It involves a hotel use, with function room and bar, bridal suite and kitchen at fifth floor, bedrooms at first, second, third and fourth floors, and finally a restaurant and bar at ground floor. The proposal relates to changes to the internal layout, namely the function room at fifth floor level instead of first and bedrooms at first floor level instead of fifth floor level, as well as proposed materials and methods of construction within the listed building. A new extension within the light well is proposed in order to accommodate sufficient bin storage and additional back storage for the new kitchen area on the ground floor. The proposal also includes the removal of the approved outdoor area on Bedford Street.

There are no planning policy statements specific to hotel uses, whilst Development Control Advice Note 4 (DCAN4) relates to restaurant (and related) uses.

9.4 The key issues are:

- The principle of the proposal at this location;
- Impact on transport and other infrastructure;
- Impact on amenity/character of the area;
- Impact on the architectural and historic qualities of the listed building;
- Impact on natural heritage;
- Other environmental matters.

9.5 Principle of use on the site

The site is within the city centre in BUAP, Draft BMAP and the version of BMAP purported to be adopted. It is considered that the redevelopment of this entire site will provide a more productive use of this city centre site, subject to the consideration and resolution of planning and environmental matters. The ground floor use as a restaurant and bar within the hotel at this city centre location surrounded by a mix of uses (offices, retail etc) will bring increased vitality and viability into the city centre. The principle of a hotel use at this location is acceptable, and established by the extant approval LA04/2016/0688/F, and previous approval Z/2013/1300/F.

9.6 Access, Movement, Parking and Transportation

The main entrance to the hotel is on Donegal Square South, with an entrance to the restaurant and bar from Bedford Street also.

9.7 Servicing and delivery arrangements were proposed to the rear of the building on James Street South with a new loading bay proposed. A number of objections raised concern regarding the proposed arrangement. Following the submission of a Transport Assessment Form, two versions of Travel Plan as well as four versions of Delivery and Service Management Plan (DSMP) DfI Roads Service stated they had no objections subject to suggested conditions in their consultation response dated 5th August 2019.

9.8 Following this a further objection was received on 4th October 2019 emphasising, as well as inaccuracies in the plans, the proposed arrangement was unsatisfactory for the following reasons; pedestrian safety; traffic safety; blocking of The Warehouse fire escape; new loading bay on James Street South is unnecessary; and the glass canopy over The Warehouse entrance could be damaged by large delivery vehicles.

9.9 An amended DSMP was submitted on 28th November 2019 proposing servicing and delivery to be taken from Bedford Street instead, where there is an existing loading bay. DfI Roads Service were re-consulted but to date have not responded. A further DSMP was submitted on 15th January 2020 to address objector's concerns and followed discussions between the owners of The Warehouse and the applicant. Whilst the updated version has been forwarded to DfI Roads Service for comment they have not as yet responded. Delegated authority is requested to resolve this matter. Neighbours and objectors were notified of its receipt on 15th January 2020.

9.10 Impact on amenity/character of the conservation area;

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

9.11 Given the site context which consists entirely of non-residential uses, and the previous approval which remains extant, the proposed hotel and uses are considered acceptable in principle subject to satisfactory design and character issues.

9.12 The proposed extension is single storey to the rear of the building within the light well area. It is a relatively minor addition and will not impact upon the character and appearance of the Conservation Area. Given the extant approval and alterations to internal fabric already permitted, the Conservation Officer stated the proposal complies with the principle of maximum retention of fabric and do not give rise to any concerns in terms of the character and appearance of the Conservation Area. Therefore the proposal complies with BH12 of PPS6, and Linen Conservation Area Design Guide.

9.13 Impact on the architectural and historic qualities of the listed building;

The primary policy considerations are set out in Policy BH7 of PPS 6 which provides the policy on the change of use of listed buildings. It states that the Department will normally permit the change of use of a listed building where it secures the upkeep and survival of the building and the character and architectural or historic interest of the building would be preserved or enhanced.

9.14 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:

- 9.15 a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
- 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
- c) The architectural details (doors, gutters, windows) match or are in keeping with the building.

9.16 HED Historic Buildings, the authoritative body on built heritage, have been in dialogue with BCC Planning and the applicant, as well as Building Control, throughout the assessment of the proposal and provided comments on a number of versions of proposed plans.

9.17 There have been a number of amendments submitted since the initial submission. The most recent detailed drawings were received by BCC Planning Service on 17th December 2019 for consideration. The uses and broad layout arrangement replicate the previous approval and in that regard the proposal is acceptable. There are detailed internal demolition and alteration works necessary to facilitate the proposal and an associated current Listed Building Consent accompanies this application, under reference LA04/2017/2689/LBC. HED provided comments on 13th January 2020 relating to the current submission.

9.18 Original fireplaces are to be re-instated and the boxing out of chimney breasts removed. The existing newel post and balusters shall be retained from the original staircase also. The drawings confirmed there will be no dry lining on the fourth and fifth floors and all original features shall be retained and exposed as a feature within the fifth floor space. Throughout the bedroom corridors existing corbel brackets and cornicing will be retained and exposed, with services suspended above a plasterboard raft ceiling. All of which HED Historic Buildings have welcomed.

9.19 Further clarification is required on a number of issues. A new fire escape staircase is proposed however no technical details or finishes have been shown. This is also the case for proposed new walls on the ground floor – fifth floor. Drawings relating to the proposed May St and James St elevations require updating also to reflect existing openings behind the previously approved double glazed units on the existing arches at fourth floor level. Clarification has been

requested from the applicant's agent and on receipt shall be forwarded to HED for comment. Delegated authority is requested to resolve these issues. Drawings indicate that window frames shall remain white however HED have reiterated these should be painted a darker colour. The submission and written agreement of these details can be conditioned should the proposal be granted.

9.20 New architraves, mouldings, and skirtings are proposed to the fifth floor however as confirmed by HED many of these are original features remain in situ, and advise they should be retained and repaired in the first instance and only repaired where absolutely necessary. Similarly HED advise that original doors whilst noted to "replicate the existing panel door", should only be upgraded if necessary to provide the requisite fire resistance subject to details and specifications.

9.21 Whilst existing corbel brackets and cornicing will be retained and exposed, with services suspended above a plasterboard raft ceiling throughout the bedroom corridors, is welcomed HED notes that dry lining is still shown with all original existing features of special interest concealed. They consider this contrary to BH8 of PPS6. In addition, HED guidance advises against the use of dry lining of traditional walls, as this has associated risks in connection with the long term health of the solid wall and air quality since it interferes with the intended building physics of the structure. In this regard, the applicant submitted a condensation risk analysis dated 4th July 2018 to demonstrate that the fabric of the building would not be damaged in this case. The condensation analysis will be fully assessed at the Building Control stage, should approval be granted. Notwithstanding HED's concerns it is the view of officers that the dry lining that has already occurred is, on balance, considered acceptable and enables the building to be brought back into an active and viable use, securing its long term future.

9.22 The applicant has stated that the implications of the removal of the dry lining, that on floors 1, 2, 3 and 4 has already been progressed, would be of such a significant cost that it could pose a risk to the viability of the project. These floors are predominantly used as bedrooms and therefore in a hotel these levels are generally heavily serviced requiring extensive tracking to the existing walls resulting in extensive re-plastering within the rooms. The proposal is similar to that of the ceilings whereby original features shall be retained, albeit concealed, and therefore BCC Planning Service consider this acceptable.

9.23 A new ceiling is proposed, within the ground floor restaurant area, underneath the existing ceiling. HED consider this unacceptable and along with other details have requested a detailed ceiling plan for the area. The applicant has advised that the new ceiling is required to provide the necessary fire protection and acoustic insulation for the bedrooms above the restaurant.

9.24 With regards to the proposed development, overall HED have stated the cumulative effect of these alterations if approved will result in a significant loss of character, and negative impact on the special interest of the building. In conclusion, the proposals continue to be contrary to Policy BH8 of PPS6. Comments from HED on the associated Listed Building Consent are still outstanding however all submitted plans were considered as part of the full application and therefore it can be assumed they object. Although a number of the proposed amendments are considered unacceptable by HED, on balance, the proposed alterations to the listed building are considered acceptable to allow for a modern hotel use and meeting requirements for fire safety, thermal and acoustic insulation.

9.25 Natural Heritage

A Bat Survey was submitted on 12 February 2018. The Bat Survey stated at that time the building was not utilised as a bat roost. They observed that internally, the building was structurally sound and offered little opportunity for roosting bats. No bats were observed during the survey, and no signs of use by bats were observed across the site. DAERA were consulted

regarding any potential impact the proposal could cause on any the built or natural heritage on or surrounding the site.

9.26 Whilst no response was received from Natural Heritage Division specifically within DAERA's overall response dated 20th February 2018, BCC Planning assume they present no objection to the proposal, and therefore the proposal complies with Policy NH2 of PPS2.

9.27 Other Environmental Matters

An Acoustic report was submitted and forwarded to BCC Environmental Health for comment, and following some clarification with the Agent they responded suggesting two conditions to be attached should approval be granted. Prior to the occupation of the development the noise mitigation measures recommended within the ADC Acoustics report submitted will be implemented and retained thereafter. Additionally

9.28 A number of objectors raised issues surrounding fire safety. The right of way through The Warehouse lobby is a civil matter between the respective parties as it relates to internal access within/through the building. All plans were forwarded to BCC Building Control for comment and in their response dated 26th September 2019 stated the applicant has sufficient development opportunity to comply with the Building Regulations (NI) 2012.

9.29 DAERA Water Management Unit cited concern over the potential impact on sewage loading to Belfast waste water treatment works (WWTW). However, NI Water have confirmed that there is available capacity within the WWTW and as such no objection is raised.

9.30 Kitchen/restaurant areas are planned for both the ground and fifth floor of the proposed development. The Agent confirmed with BCC Environmental Health they wish to avoid plant/equipment on external elevations, and therefore the proposed odour abatement systems are free-standing, ventless, recirculating units (technical specification for a Britannia - Refresh Recirculation Unit as confirmed by Agent to BCC Environmental Health) incorporating 6 stages of filtration to remove grease, fine particulate, smoke and odour. This type of unit is self-contained and does not require a direct duct connection to the atmosphere. A condition should be attached, for details of this to be submitted and agreed in writing prior to the operation of development, should approval be granted.

9.31 Developer Contributions

This application would normally attract Section 76 developer contributions, however as was the case with the extant approval, the costs to be incurred in the restoration and re-use of the listed building would be significant. This development does not include an additional non listed element, where costs can be offset, therefore to ensure a viable scheme that is not prohibited from progressing forward, a developer contribution is not being sought in this case.

9.32 Economic Benefit

The proposal will provide employment within the hotel of course, but also a number of short term construction jobs. It will bring an injection of vitality to this area of Bedford Street and Donegal Square South. The increased footfall to the area will also boost trade for local retailers.

10.0 Conclusion

Having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended for approval subject to conditions. It is recommended that delegated authority is given to the Director of Planning and Building Control to finalise the wording of conditions, to resolve any issues arising from the outstanding DfI Roads Service consultation, any issues from the outstanding neighbour notification process and the points of clarification for HED.

If the Planning Committee is minded to approve the application, the Council is required to notify the Department for Infrastructure (DFI) with the Listed Building Consent (LBC) application given the objection from HED. The full application would be held until such time as the Department responds in relation to the LBC application.

Neighbour Notification Checked: Yes

Summary of Recommendation: Approval of planning and Listed Building Consent subject to conditions

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. Prior to occupation of the development, the noise mitigation measures recommended in Section 7.0 of the ADC Acoustics report - 'Signature Living; Assessment of noise impact at the former Scottish Mutual Building, Belfast, BT1 5JG for proposed hotel development comprising 63 bedrooms with ancillary bar/restaurant and function space', Report No ARR/PPN/C/2671.07 Rev B, dated 29th November 2017 shall be implemented and retained thereafter.

Reason: In the interests of amenity.

3. Prior to the operation of the development, the applicant shall submit, to be approved in writing by the Local Planning Authority to Planning Service, specific details and exact locations of all plant/equipment associated with the development. This additional information must demonstrate that the combined noise from development plant/equipment does not adversely impact on the occupants of the directly adjacent office accommodation.

Reason: In the interests of amenity.

4. Prior to the commencement of operation of the proposed development, details of a proprietary odour abatement system, installed to suppress and disperse odours created from cooking operations within the premises, shall be submitted and agreed in writing with Belfast City Council Planning Service. It shall be retained thereafter.

Reason: In the interest of amenity.

5. Prior to commencement of development, full details and samples of the colour and type of paint to be used on the window frames, shall be submitted for review and approval in writing by Belfast City Council.

Reason: To protect the essential character of the listed building.

6. during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Department shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Department in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

7. After completing any remediation works required under Condition 1 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Department. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

ANNEX	
Date Valid	30th January 2018
Date First Advertised	9th February 2018
Date Last Advertised	22nd March 2019
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 01 - 08,1-7 Causeway Exchange,Bedford Street,Belfast,Antrim,BT2 7EG, 1, Pavilions Office Park, Holywood, Down, Northern Ireland, BT18 9JQ</p> <p>The Owner/Occupier, 1, Pavilions Office Park, Holywood, Down, Northern Ireland, BT18 9JQ Strategic Planning 1, Pavilions Office Park, Holywood, Down, Northern Ireland, BT18 9JQ 1-7 Causeway Exchange,Bedford Street,Belfast,Antrim,BT2 7EG, 10 Bedford Street,Belfast,Antrim,BT2 7FB, 12-14 ,Bedford Street,Belfast,Antrim,BT2 7FB, The Owner/Occupier, 15 Donegall Square South,Belfast,Antrim,BT1 5JE, The Owner/Occupier, 15 Donegall Square South,Belfast,Antrim,BT1 5JE, 16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD, 7 The Warehouse, James Street South, Belfast, Antrim, Northern Ireland, BT2 8DN 8 Bedford Street,Belfast,Antrim,BT2 7FB, Aids Helpline,3rd Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN, Black North Studio,Room 38,16 Donegall Square South,Belfast,Antrim,BT1 5JF, C I P A,Offices,11 Donegall Square South,Belfast,Antrim,BT1 5JE, C Williamson Associates,Room 28,16 Donegall Square South,Belfast,Antrim,BT1 5JF, Car Spaces,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD, Cipfa,Offices 2nd Floor,11 Donegall Square South,Belfast,Antrim,BT1 5JA, Cobra Estates,Room 7,16 Donegall Square South,Belfast,Antrim,BT1 5JG, Community Bridges Programme,16 Donegall Square South,Belfast,Antrim,BT1 5JG, Confederation Of British Industry (Ibec),Offices 6th Floor,11 Donegall Square South,Belfast,Antrim,BT1 5JE, Corbo Limited,Office 1 9th Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD, Crothers Deane & Curry,Ground Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2 8DN, Diamond Recruitment,11,16 Donegall Square South,Belfast,Antrim,BT1 5JF, Douglas Mens Clothing,Unit 1,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 E Allen & Co Insurance Services,14,16 Donegall Square South,Belfast,Antrim,BT1 5JF, Ernst & Young,Part 4th & 5th Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7DT, Ferguson & Co Solicitors,Offices 4th Floor,11 Donegall Square South,Belfast,Antrim,BT1 5JE, Fletcher & Collins Ltd,16 Donegall Square South,Belfast,Antrim,BT1 5JG,</p>	

General Medical Council,Office 2 9th Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD,
 Gravis Planning,1 Pavilions Office Park,Kinnegar Drive,Holywood,BT18 9JQ
 32,16 Donegall Square South,Belfast,Antrim,BT1 5JF,
 I C A I,Office 3rd Floor (Part),11 Donegall Square South,Belfast,Antrim,BT1 5JE,
 Icc,16 Donegall Square South,Belfast,Antrim,BT1 5JF,
 Indemnis,Office,11 Donegall Square South,Belfast,Antrim,BT1 5JE,
 Institute Of Chartered Accountants In Ireland,Offices 3rd Floor,11 Donegall Square South,Belfast,Antrim,BT1 5JE,
 J M P Consultants,Offices 5th Floor,11 Donegall Square South,Belfast,Antrim,BT1 5JE,
 16 Donegall Square South,Belfast,Antrim,BT1 5JF,
 Leaf Consultancy,4th Floor,The Warehouse,7 James Street South,Belfast,Antrim,BT2
 Lee & Co.,Offices 7th Floor,11 Donegall Square South,Belfast,Antrim,BT1 5JE,
 Marsh Uk Ltd,8th & Part 9th Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7DX,
 Mccadden Creative,Office 2 10th Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD,
 Mesh Computers,16 Donegall Square South,Belfast,Antrim,BT1 5JJ,
 Mezzanine Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD,
 Nationwide Bldg Soc,2-6 ,Bedford Street,Belfast,Antrim,BT2 7PL,
 Ni Court Service,6th Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD,
 Office Of The Social Fund Commissioner,Offices Part 5th & 6th,11 Donegall Square South,Belfast,Antrim,BT1 5JE,
 P Drinan Solicitors,Room 35,16 Donegall Square South,Belfast,Antrim,BT1 5JG,
 Patton Construction,49,16 Donegall Square South,Belfast,Antrim,BT1 5JF,
 Post Office,Unit 2-3,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD,
 R & D Construction,16 Donegall Square South,Belfast,Antrim,BT1 5JF,
 Rear 2nd Floor,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2 7FD,
 Room 31,16 Donegall Square South,Belfast,Antrim,BT1 5JF,
 Ruddock And Sherratt,Rooms 72-80,16 Donegall Square South,Belfast,Antrim,BT1 5JJ,

Smith & Gibson Of Belfast Ltd,Unit 4,16-22 Bedford House,Bedford
 Steensons Jewellers,Unit 5,16-22 Bedford House,Bedford Street,Belfast,Antrim,BT2
 The Atlantic Philanthropies (Ni) Ltd.,5th Floor,The Warehouse,7 James Street
 South,Belfast,Antrim,BT2 8DN,
 Ulster Estates Ltd,Office 1 10th Floor,16-22 Bedford House,Bedford
 User Data Connections Ltd,Scottish Mutual Assurance Building,Donegall Square
 South,Belfast,Antrim,BT1 5JH,
 The Owner/Occupier,
 Wallace Harris & Robb,16 Donegall Square South,Belfast,Antrim,BT1 5JH,
 Youthnet & The Spirit Of Enniskillen Trust,2nd Floor,The Warehouse,7 James Street
 Graham Craig
 Jim Crothers

Date of Last Neighbour Notification	15/01/20
Date of EIA Determination	N/A

ES Requested	No
<p>Planning History</p> <p>Ref ID: Z/1987/1435 Proposal: Fire escape staircase (James Street South) Address: 11 DONEGALL SQUARE SOUTH, BELFAST BT1 Decision: Decision Date:</p> <p>Ref ID: Z/1980/0968 Proposal: FASCIA BOX SIGN Address: 11 DONEGALL SQUARE SOUTH Decision: Decision Date:</p> <p>Ref ID: Z/2014/0497/F Proposal: Realignment of junction to Donegall Square South and Bedford Street, repositioning of traffic lights and lamp posts and resurfacing. Address: Scottish Mutual Building, 15-16 Donegall Square South and 2-14 Bedford Street, Belfast, BT1 5JG, Decision: PG Decision Date: 12.06.2014</p> <p>Ref ID: Z/2013/1300/F Proposal: Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces, hotel bedrooms and loft apartments to include internal and external alterations Address: Scottish Mutual Building, 15-16 Donegall Square South and 2-14 Bedford Street, Belfast, BT1 5JG, Decision: PG Decision Date: 04.03.2014</p> <p>Ref ID: Z/2013/1296/LBC Proposal: Proposed conversion of existing Scottish Mutual Building to Boutique Hotel to include internal alterations; external repairs to stonework; repairs and replacement of windows; repairs and replacement of roof coverings and roof lights alterations to existing shopfronts including provision of a lightweight awning; extension to building in rear courtyard alterations to James Street South elevation to create service access Address: Scottish Mutual Building, 15-16 Donegall Square South and 2-14 Bedford Street, Belfast, BT1 5JG, Decision: CG Decision Date: 04.03.2014</p> <p>Ref ID: Z/2009/0785/LB Proposal: Alterations at ground floor lobby and internal alterations of listed building.</p>	

Address: Scottish Mutual Building, 16 Donegall Square South, Belfast, BT1 5JG

Decision:

Decision Date: 26.08.2009

Ref ID: LA04/2016/0569/LBC

Proposal: Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces. Internal and external alterations and additions proposed

Address: Scottish Mutual Building, 15-16 Donegall Square South and 2-14 Bedford Street, Belfast, BT1 5JG,

Decision: CG

Decision Date: 20.07.2017

Ref ID: LA04/2016/0688/F

Proposal: Conversion of existing Scottish Mutual Building to Boutique Hotel comprising public bars, restaurants, function spaces and hotel bedrooms to include internal and external alterations and additions, including cone roofs to corner turrets, and enclosed external seating areas on Bedford Street.

Address: Scottish Mutual Building 15/16 Donegall Sq South and 2-14 Bedford Street and adjacent footpaths Belfast BT1 5JG,

Decision: PG

Decision Date: 20.07.2017

Ref ID: LA04/2017/2745/F

Proposal: Conversion of building to create 63 No. bed hotel with ancillary function space, bars and restaurants, including all associated works. Single storey rear extension

Address: Scottish Mutual Building, 15-16 Donegall Square South and 2-14 Bedford Street, Belfast, BT1 5JG,

Decision:

Decision Date:

Ref ID: LA04/2017/2689/LBC

Proposal: Conversion of existing building to 63 bed hotel and all associated works.

Address: Scottish Mutual Building, 15-16 Donegall Sq South &, 2-14 Bedford Street, Belfast, BT1 5JG,

Decision:

Decision Date:

Ref ID: LA04/2017/2302/F

Proposal: Extension to seventh floor to accommodate hotel gym.

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: PG

Decision Date: 16.05.2019

Ref ID: LA04/2017/1603/F

Proposal: Infilling of existing lightwell at ground floor level to provide storage and ancillary space(further to planning approval LA04/2016/0098/F).

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: PG

Decision Date: 09.10.2017

Ref ID: LA04/2017/2300/DCA

Proposal: Proposed extension to seventh floor to accommodate proposed hotel gym

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: CG

Decision Date: 16.05.2019

Ref ID: LA04/2016/1109/DCA

Proposal: Proposed demolition of existing office building and the erection of a 9 storey office building and plant room at roof level, including car parking for 9 cars at ground level.

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: WITHDR

Decision Date: 30.05.2018

Ref ID: LA04/2017/1604/NMC

Proposal: Non Material Change to LA04/2016/0098/F

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: CG

Decision Date:

Ref ID: LA04/2016/1108/F

Proposal: Proposed demolition of existing office building and the erection of a 8 storey office building and plant room at roof, including car parking for 9 cars at ground level.

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: WITHDR

Decision Date: 30.05.2018

Ref ID: LA04/2018/1268/F

Proposal: Internal and external alterations at ground floor including change of use from restaurant and stores to a bar (including new toilets) and a function room.

Address: Ten Square Hotel, 11 Donegall Square South, Belfast.,

Decision: PG

Decision Date: 18.10.2018

Ref ID: LA04/2018/1278/LBC

Proposal: Minor internal alterations at ground floor including partial demolition of internal walls to widen 2no. existing openings.

Address: Ten Square Hotel, 11 Donegall Square South, Belfast.,

Decision: CG

Decision Date: 18.10.2018

Ref ID: LA04/2018/1276/DCA

Proposal: Partial demolition of internal and external walls at ground floor.

Address: Ten Square Hotel, 11 Donegall Square South, Belfast,

Decision: CG

Decision Date: 18.10.2018

Ref ID: Z/1986/1055

Proposal: CONVERSION TO OFFICE

Address: 6 BEDFORD STREET

Decision:

Decision Date:

Ref ID: Z/1985/1677

Proposal: CONVERSION OF SHOP TO BUILDING SOCIETY OFFICES

Address: 6 BEDFORD STREET

Decision:

Decision Date:

Ref ID: Z/2005/0598/LB

Proposal: Internal alterations to a Listed Building.

Address: Nationwide Building Society, 2 - 6 Bedford Street, Town Parks, Belfast,
Northern Ireland, BT02 7FB

Decision:

Decision Date: 03.08.2005

Ref ID: Z/1992/2804

Proposal: Erection of illuminated signage

Address: 11 DONEGALL SQUARE SOUTH BELFAST

Decision:

Decision Date:

Ref ID: Z/2004/2716/LB

Proposal: Shop signs-1 projecting and 1 fascia (externally illuminated)

Address: 15 Donegall Square South, Town Parks, Belfast, Northern Ireland, BT01 5JE

Decision:

Decision Date: 13.01.2005

Ref ID: Z/2004/1694/A

Proposal: Shop signs-1 projecting and 1 fascia (externally illuminated).

Address: 15 Donegall Square South, Belfast

Decision:

Decision Date: 13.01.2005

Ref ID: Z/2004/0818/F

Proposal: Change of use from Class 1 retail to Class 2 recruitment consultant.

Address: Room 15, Scottish Mutual Building, Donegall Square South, Belfast BT1 5JE.

Decision:

Decision Date: 28.05.2004

Ref ID: Z/2006/1634/A

Proposal: Shop Sign.

Address: 11 Donegall Square South, Belfast

Decision:

Decision Date: 11.09.2006

Ref ID: Z/1994/2247

Proposal: Erection of illuminated signage

Address: 11 DONEGALL SQUARE SOUTH BELFAST

Decision:

Decision Date:

Ref ID: Z/1992/2839

Proposal: Refurbishing of existing offices

Address: 11 DONEGALL SQUARE SOUTH BELFAST BT1

Decision:

Decision Date:

Ref ID: Z/2010/0244/LB

Proposal: Alterations to ground floor lobby, including disabled entrance, and to 1st floor walls. Amendment to previous listed building consent.

Address: Scottish Mutual Building, 16 Donegall Square South, Belfast, BT1 5JG

Decision:

Decision Date: 01.06.2010

Ref ID: Z/2008/1787/A

Proposal: Erection of fascia sign and window graphics.

Address: 14 Bedford Street, Belfast.

Decision:

Decision Date: 14.11.2008

Ref ID: Z/2002/1598/A

Proposal: ATM cash machine surround sign

Address: 2-6 Bedford Street, Belfast, BT2 7PL,

Decision:

Decision Date: 07.10.2002

Ref ID: Z/2002/0802/A

Proposal: Fascia sign and projecting sign.

Address: Nationwide Building Society, 2/6 Bedford Street, Belfast, Northern Ireland, BT2 7PL.

Decision:

Decision Date: 03.07.2002

Ref ID: Z/2009/1227/A

Proposal: Projecting, fascia and wall signs.

Address: 7 James Street South, Belfast BT2 8DN

Decision:

Decision Date: 27.01.2010

Ref ID: Z/1994/2242

Proposal: Change of use from light industrial/storage to office accommodation including alterations to facade (2nd,3rd 4th & 5th floors)

Address: 7 JAMES STREET SOUTH BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1999/2246

Proposal: Provision of 6 roof ventilation units.

Address: 7 JAMES STREET SOUTH, BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1994/2105

Proposal: Change of use of ancillary car parking area to office accommodation

Address: 7 JAMES STREET SOUTH BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1994/2741

Proposal: Erection of illuminated signage

Address: 7 JAMES STREET SOUTH BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1990/3093

Proposal: Change of use of ground floor to carpark

Address: 7 JAMES STREET SOUTH, BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1991/2929

Proposal: Renewal of temporary permission to demolish premises and provision of ancillary car parking

Address: 7 JAMES STREET SOUTH BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1990/3137

Proposal: Demolition of premises and provision of ancillary car parking

Address: 7 JAMES STREET SOUTH BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1992/2944

Proposal: Renewal of temporary permission to provide ancillary car parking

Address: 7 JAMES STREET SOUTH BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/2009/0091/DCA

Proposal: Demolition of existing buildings.

Address: 11 Donegall Square South, Belfast, BT1 5JE, 5 Linenhall Street, Belfast, BT2 8AB

Decision:

Decision Date: 14.12.2010

Ref ID: Z/1996/2134

Proposal: Illuminated fascia sign

Address: 10 BEDFORD STREET BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1996/2133

Proposal: Alterations to shop front and erection of illuminated fascia sign

Address: 10 BEDFORD STREET BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/2005/1135/F

Proposal: Change of use from offices to coffee shop at ground floor only.

Address: Scottish Mutual Building, 8 Bedford Street, Belfast BT2

Decision:

Decision Date: 19.10.2005

Ref ID: Z/1981/1093

Proposal: CHANGE OF USE FROM VACANT SHOP TO EMPLOYMENT AGENCY

Address: 8 BEDFORD STREET

Decision:

Decision Date:

Ref ID: Z/2005/1414/A

Proposal: Illuminated projecting sign and illuminated sign.

Address: Scottish Mutual Building, 8 Bedford Street, Town Parks, Belfast, Northern Ireland, BT02 7EG

Decision:

Decision Date: 17.10.2005

Ref ID: Z/2005/1286/LB

Proposal: Change of use from offices to coffee shop.

Address: 8 Bedford Street, Scottish Mutual Building, Belfast, BT2

Decision:

Decision Date: 17.10.2005

Ref ID: Z/2008/1325

Proposal: Replacement Of 11 Donegall Street & 13-19 Linenhall Street

Address: 11 Donegall Square & 13-19 Linenhall Street

Decision:

Decision Date:

Ref ID: LA04/2019/0050/A

Proposal: 4 high level hotel name and logo signs

Address: Ten Square Hotel, 1-5 Linenhall Street and 11 Donegal Square South, Belfast,

Decision: CG

Decision Date: 11.10.2019

Ref ID: Z/1978/1759

Proposal: RELOCATION OF BOX SIGN

Address: 11 DONEGALL SQUARE SOUTH

Decision:

Decision Date:

Ref ID: Z/1986/0968

Proposal: CHANGE OF USE TO PUBLIC HOUSE

Address: 22 STRANMILLIS ROAD

Decision:

Decision Date:

Ref ID: LA04/2019/2742/A

Proposal: Erection of 1no. static illuminated building sign and 1no. non-illuminated sign (2no. signs in total) on north elevation.

Address: The Metro building, Donegal Square South, Belfast, BT1 5JA,

Decision:

Decision Date:

Ref ID: LA04/2019/2754/A

Proposal: 2no. banner signs (temporary for 6 weeks)

Address: Ten Square Hotel, 10 Donegal Square South, Belfast,

Decision:

Decision Date:

Ref ID: LA04/2019/2826/LBC

Proposal: 2no. Happy Christmas Banner Signs (temporary for 6 weeks)

Address: Ten Square Hotel, 10 Donegall Square South, Belfast, BT1 5JD,

Decision:

Decision Date:

Ref ID: Z/2010/1208/LBC

Proposal: Provision of openings through existing wall to extend first floor kitchen area and provide link to Scottish Amicable Building.

Address: 10 Donegal Square South, Belfast, BT1 5JD,

Decision:

Decision Date: 09.11.2010

Ref ID: Z/2010/1206/F

Proposal: Change of use of first floor office of No.11 Donegal Square South to provide extension to kitchen of 10 Square Hotel and conference facilities and link through to 10 Square Hotel.

Address: 11 Donegal Square South, Belfast, BT1 5JE,

Decision:

Decision Date: 29.10.2010

Ref ID: Z/2009/0122/LB

Proposal: Alteration and re-furbishment of existing building and connection through to proposed development at 11 Donegall Sqaure South and 5 Linenhall Street (Amened Plans)

Address: 10 Donegall Square South, Belfast, BT1 5JE

Decision:

Decision Date: 21.12.2010

Ref ID: Z/2009/0121/F

Proposal: Demolition of 11 Donegall Square South and 5 Linenhall Street and erection of 9 storey hotel (6 storeys to Donegall Square South and 9 storey to Linenhall Street). Includes refurbishment and connection through to 10 Donegall Square to accommodate 108 bedrooms, penthouse hotel suite, health club, function rooms, bars and restaurants and ancillary support accommodation including staff facilities and plant. (Amended plans received).

Address: 10-11 Donegall Square South and 5 Linenhall Street Belfast

Decision:

Decision Date: 21.12.2010

Ref ID: LA04/2016/1997/F

Proposal: Erection of a glazed canopy above existing entrance

Address: The Warehouse, 7 James Street South, Belfast, BT2 8DN,

Decision: PG

Decision Date: 27.10.2016

Ref ID: Z/1980/1652

Proposal: SIGNS

Address: 2-4 BEDFORD STREET

Decision:

Decision Date:

Ref ID: Z/1983/0961

Proposal: ERECTION OF SIGN

Address: 16 DONEGALL SQUARE SOUTH

Decision:

Decision Date:

Ref ID: Z/1984/2268

Proposal: INSTALLATION OF AUTOMATIC TELLER MACHINE

Address: 2-4 BEDFORD STREET

Decision:

Decision Date:

Ref ID: Z/1980/0760

Proposal: CHANGE OF USE FROM GROUND FLOOR SHOP TO BUILDING SOCIETY

Address: 2-4 BEDFORD STREET

Decision:

Decision Date:

Ref ID: Z/1991/2205

Proposal: Erection of illuminated signs

Address: 2/6 BEDFORD STREET BELFAST BT2

Decision:

Decision Date:

Ref ID: Z/1991/2231

Proposal: Erection of illuminated signs (Listed Building Consent)

Address: 2-6 BEDFORD STREET, BELFAST BT2

Decision:

Decision Date:

Ref ID: LA04/2015/1110/PAN

Proposal: Demolition of 11 Donegall Square South and redevelopment to provide new office accommodation to include provision over Ten square Hotel and 3-5 Linenhall Street.

Address: Ten Square Hotel, 10 Donegall Square South, Belfast, BT1 5JD,

Decision: PANACC

Decision Date:

Ref ID: LA04/2016/0098/F

Proposal: Proposed change of use from 7 storey office building. To provide additional hotel accommodation for adjacent Ten Square Hotel (66 ensuite bedrooms) and ancillary accommodation, including façade elevational changes (amended plans)

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: PG

Decision Date: 11.11.2016

Ref ID: LA04/2016/0099/DCA

Proposal: Proposed change of use from existing 7 storey office building. To provide additional hotel accommodation for adjacent Ten Square Hotel (66 ensuite bedrooms) and ancillary accommodation, including façade elevational changes

Address: Scottish Amicable House, 11 Donegall Square South, Belfast,

Decision: CG

Decision Date: 11.11.2016

Notification to Department (if relevant)

Date of Notification to Department:

Response of Department: