

Committee Application

Development Management Officer Report

Application ID: LA04/2020/0170/LBC

Date of Decision: Tuesday 21 April 2020

Proposal:

Reinstatement of historic railing

Location:

Belfast City Cemetery
Falls Road
Belfast
BT12 6DE

Referral Route: Referral to the Planning Committee under Section 3.8.5 of the Scheme of Delegation (BCC Own Application)

Recommendation: Grant Consent

Applicant Name and Address:

Belfast City Council
9 Adelaide Street
Belfast

Agent Name and Address:

Alastair Coey Architects
96 Sydenham Avenue
Belfast
BT4 2DT

Executive Summary:

Listed Building Consent is sought for the reinstatement of a historic railing located at the Central Steps in the centre of the city cemetery.

The Central Steps and Vault Belfast City Cemetery Falls Road (HB26/25/001D) is a Grade B1 listed building of special architectural or historic interest as set out in Section 80 and protected under the Planning Act (NI) 2011.

The key issues to be considered are:

- Impact on the Listed Building

The proposal complies with the SPPS and PPS 6. The proposed development is considered acceptable with no adverse impacts on the setting of a listed building. Historic Environment Division (HED) were consulted and had no objections subject to conditions.

The application is brought before committee under section 3.8.5 (c) of the scheme of delegation as the application is made by the Council.

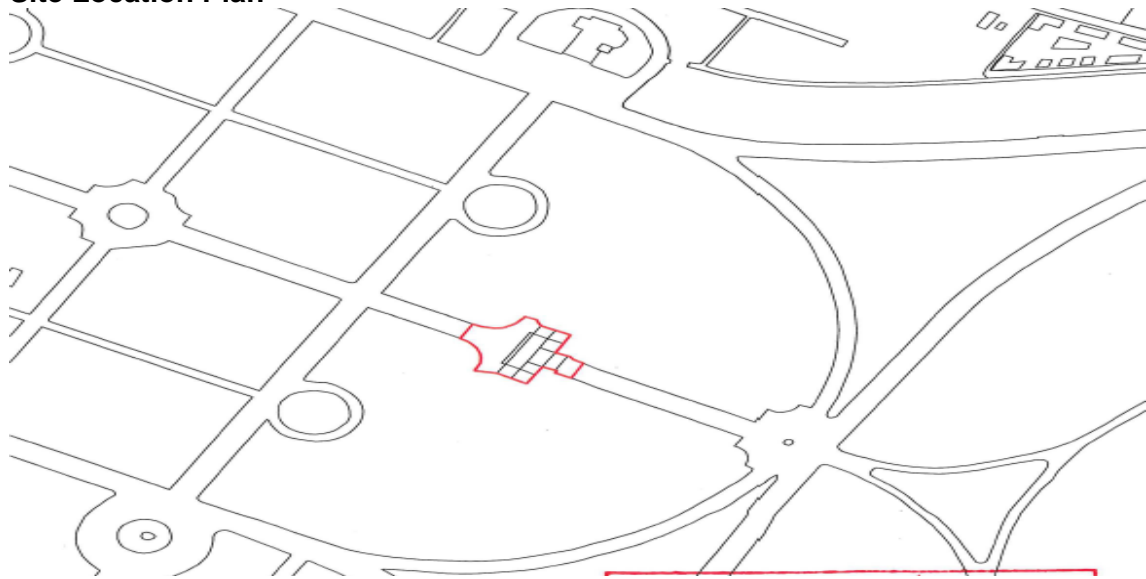
Having had regard to the development plan, relevant planning policies, and other material considerations, it is determined that the proposal should be granted.

Recommendation

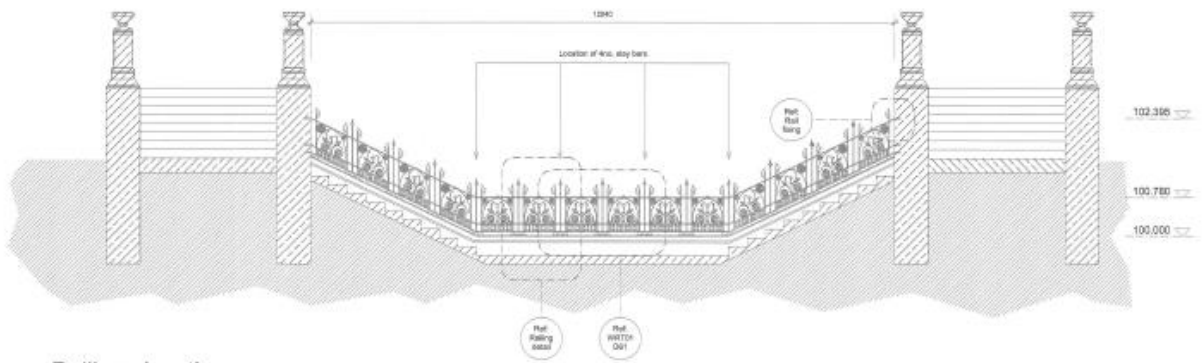
It is recommended that listed building consent is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.

Case Officer Report

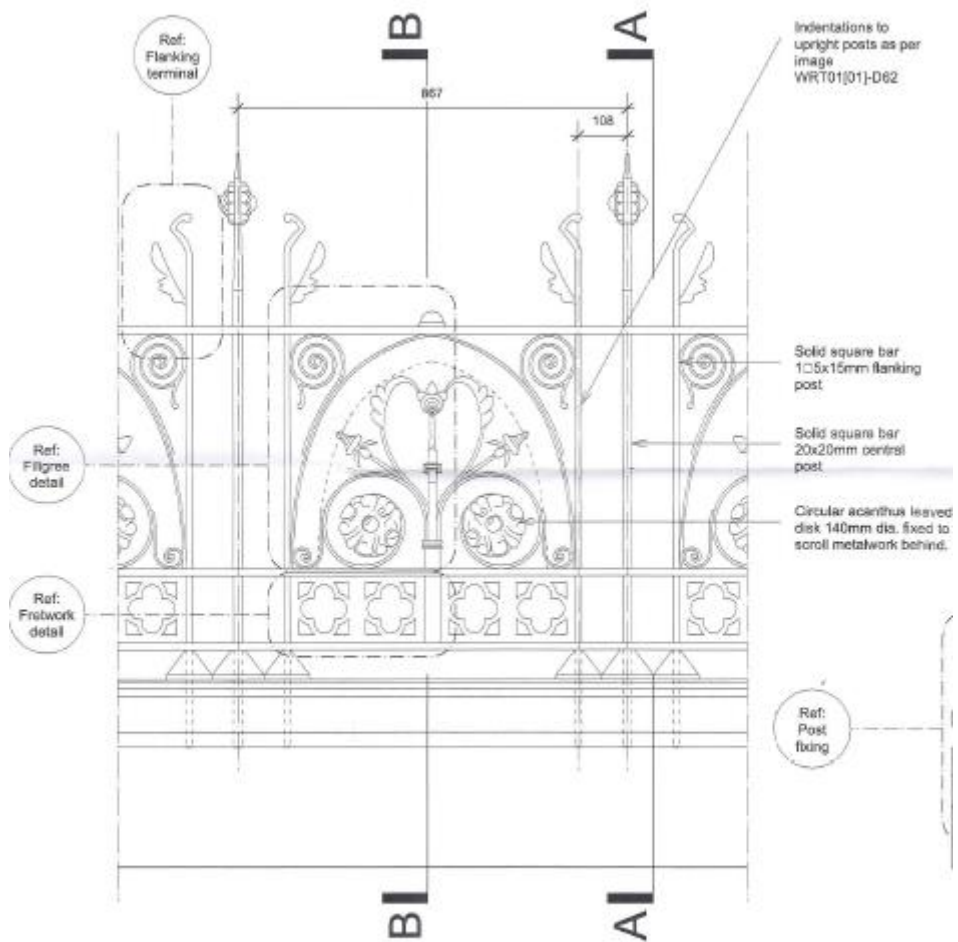
Site Location Plan



Existing photographs



Railing elevation SCALE 1:50



Railing detail SCALE 1:10

Characteristics of the Site and Area	
1.0	Description of Proposed Development
1.1	Listed Building Consent is sought for the reinstatement of a historic railing located at the central steps in the centre of the city cemetery.
2.0	Description of Site
2.1	The site is comprised of gothic-revival style steps and vaults built in sandstone dating from 1869. The site is in a central location within the Belfast City Cemetery.
Planning Assessment of Policy and other Material Considerations	
3.0	Site History
3.1	LA04/2019/1929/F, Temporary re-location of existing Belfast City Council's City Cemetery Service Yard consisting of a new reinforced concrete slab, 5No. new steel storage containers, modular welfare facility, 3m perimeter fence and lighting and CCTV columns. Gates to vehicular and pedestrian access points. Lands adjacent to the Whiterock Road and located at the City Cemetery exit point. Site boundary adjacent to an existing derelict stone building. PERMISSION GRANTED.
3.2	LA04/2018/1651/F, Creation of a new visitor centre for the Belfast City Cemetery. Belfast City Cemetery 511 Falls Road Belfast BT12 6DE. PERMISSION GRANTED.
4.0	Policy Framework
4.1	Belfast Urban Area Plan 2001
4.2	Draft Belfast Metropolitan Area Plan 2015 The extant development plan is the BUAP. However, given the stage at which the Draft BMAP has 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.
4.3	Strategic Planning Policy Statement for Northern Ireland (SPPS)
4.4	Planning Policy Statement 6- Planning, Archaeology and The Built Heritage
4.4.1	Policy BH 8: Extension or Alteration of a Listed Building
5.0	Statutory Consultees Responses
5.3	HED- No objections with conditions
6.0	Non-Statutory Consultees Responses
6.1	None

7.0	Representations
7.1	The application has been advertised on the 7 th February 2020. No representations have been received to date.
8.0	Other Material Considerations
8.1	None
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	The key issues to be considered are: <ul style="list-style-type: none"> • Impact on the Listed Building
9.3	Impact on the Listed Building The proposed reinstatement of the historic steel railing is considered to satisfy Policy BH 8 of PPS 6. The proposed railing will retain the character of the listed building. The proposal is to replicate the previous railings as best as possible using sympathetic materials which were used in the original design. HED were consulted and had no objections with conditions. It is deemed the proposal will retain the character of the listed building and complies with policy BH 8 of PPS 6 and paragraph 6.13 of the SPPS.
9.4	Having regard to the policy context and other material considerations above, the proposal is considered acceptable and it is recommended that listed building consent is granted with delegated authority given to the Director of Planning and Building Control to finalise the wording of conditions subject to no new substantive planning issues being raised by consultees and third parties.
10.0	Summary of Recommendation: Grant Consent
11.0	Conditions <ol style="list-style-type: none"> 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. Vegetation removal, raking of joints & repointing shall be carried out by hand or by tools held in the hand other than power-driven tools.

	<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. Cleaning of masonry, shall be low pressure (20-100 psi) surface cleaning using a nebulous water spray and all cleaning should conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings).</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. Repointing to existing stone walls/copings as well as the bedding of stonework shall be suitable lime mortar specification to match existing.</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>
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ANNEX	
Valid	14.01.2020
Date First Advertised	07.02.2020
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses)	
N/A	
Date of Last Neighbour Notification	N/A
Date of EIA Determination	N/A
ES Requested	No
Drawing Numbers and Title	
01 – Site Location Map	
02 - Existing Railings	
03 – Proposed Railings	
Notification to Department (if relevant) – N/A	
Date of Notification to Department: n/a	
Response of Department: n/a	
Elected Representatives: None	