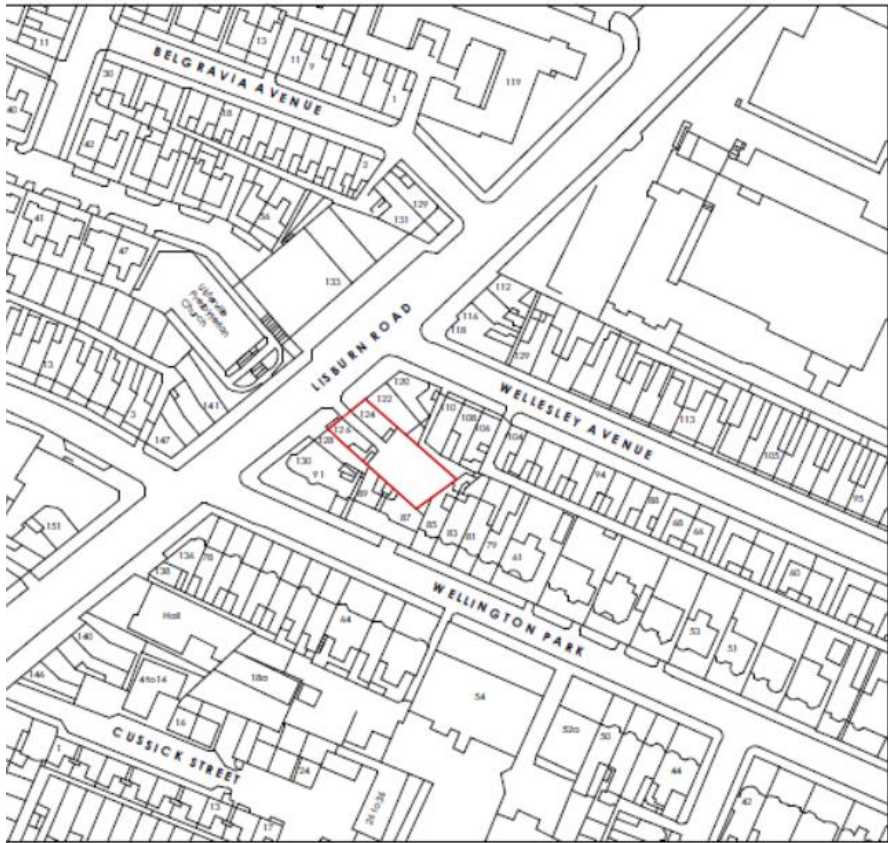


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 15 th February 2022	
Application ID: LA04/2021/0543/DCA	
Proposal: Demolition of the existing buildings	Location: Lands at 124-126 Lisburn Road Belfast BT9 6AH
Referral Route: Full demolition of main buildings within the conservation area.	
Recommendation:	Approve
Applicant Name and Address: PWD Developments Ltd Unit 1 739 Antrim Road Belfast BT15 4EL	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<p>Executive Summary: This application seeks conservation area consent for full demolition of the existing buildings at 124 – 126 Lisburn Road, Belfast.</p> <p>The main issue to be considered in this case is:</p> <ul style="list-style-type: none"> The acceptability of demolition in the Conservation Area <p>The existing buildings are not considered to positively contribute to the conservation area. A satisfactory replacement scheme has been proposed under application LA04/2021/0547//F that is considered to enhance the character and appearance of Malone Conservation Area. On this basis, demolition is considered acceptable in accordance with Policy BH12 and BH14 of PPS6, paragraphs 6.18 - 6.19 of the SPPS, Malone Conservation Area Design Guide and Section 104 (11) of the Planning Act (Northern Ireland) 2011.</p> <p>The BCC Conservation Officer was consulted and has no objection to the loss of the buildings or the replacement scheme.</p> <p>No representations received.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is recommended that the proposal is approved.</p> <p>Recommendation – Approved subject to conditions</p> <p>It is requested that the committee delegates authority to the Director of Planning and Building Control to grant conditional conservation area consent and to finalise the final wording of conditions.</p>	

Case Officer Report

Site Location Plan



Existing buildings to be demolished





Characteristics of the Site and Area

1.0 Description of Proposed Development
 This application seeks conservation area consent for the full demolition of the 2no. existing two storey buildings.
 There is a corresponding planning application for the replacement scheme under reference LA04/2021/0547F.

2.0 Description of Site
 The buildings to be demolished are located on the Lisburn Road within the Malone Conservation Area.
 The surrounding context is made up of a mix of residential, retail and other commercial uses- Queens University, Belfast City Hospital and many pubs shops and restaurants are within short walking distance . There is a residential mix of terraced dwellings and apartments nearby. A number of listed buildings are close by with no.130 Lisburn Road and 91 Wellington Park.

Planning Assessment of Policy and other Material Considerations

3.0 Site History
 Z/2007/1216/F – Demolition of existing buildings and construction of 2 no hot food bars and 6 no. apartments. Granted November 2008
 LA04/2020/0835/PAD – Demolition of existing buildings and development of 2 no. coffee shop/retail units on ground floor; 11 no. 1 & 2 bed apartments; landscaped courtyard; and all associated works. PAD Concluded.

Surrounding area

Z/2013/1482/F | Demolition of existing building and erection of 17 no apartments, associated amenity space and site works (Revised scheme) | St Thomas' Hall , 138a Lisburn Road Belfast BT9 Approved September 2015

4.0 Policy Framework

4.1 Belfast Urban Area Plan

4.2	(Draft) Belfast Metropolitan Area Plan (BMAP) 2004, 2015 Following the recent Court of Appeal decision on BMAP, the extant development plan is now the BUAP. However, given the stage at which 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.
	4.2.1 Policy Ref and Title: Policy SETT2 Development with the Metropolitan Development Limit and Settlement Development Limits
	4.2.2 Policy Ref and Title: Policy SETT 2 Development within the Metropolitan Development Limits and Settlement Development Limits
4.3	Regional Development Strategy 2035
4.4	Strategic Planning Policy Statement 2015
4.5	Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage Policies BH12, BH14.
4.6	Section 104 (11) of the Planning Act (Northern Ireland) 2011
5.0	Statutory Consultees Responses
	None
6.0	Non Statutory Consultees Responses
6.2	BCC Conservation Officer It is considered that the proposal is acceptable and compliant with the SPPS and Policies BH14, BH12 & BH11 and the Malone Conservation Area Design Guide.
7.0	Representations
7.1	The application has been advertised in the local press. No comments have been received.
8.0	Other Material Considerations
8.1	Malone Conservation Area Guide.
9.0	Assessment
9.1	The proposal is considered to be in compliance with the development plan.
9.2	<u>The acceptability of demolition in the Conservation Area</u> The existing buildings do not make a material contribution to the character and appearance of Malone Conservation Area. They are in poor condition particularly at ground floor level. Based on their current appearance and condition, and limited value through historic or special interest, they do not make a positive contribution to the character or appearance of the conservation area. The Council's Conservation Officer has no objection to their loss. Therefore, the proposed demolition works are considered acceptable subject to an adequate replacement scheme. A satisfactory replacement scheme has been proposed under application LA04/2021/0547/F which is considered to enhance the character and appearance of

	<p>Malone Conservation Area, the assessment of which is addressed in detail in the development management officer report for that application.</p> <p>To conclude, it is considered that demolition is justified in accordance with Policy BH12 and 14 of PPS6, paragraphs 6.18 - 6.19 of the SPPS, Malone Conservation Area Design Guide and Section 104 (11) of the Planning Act (Northern Ireland) 2011.</p>
10.0	<p>Summary of Recommendation: Approval</p> <p>Having regard to the policy context and other material considerations above, the proposal is considered acceptable and demolition consent is recommended subject to conditions.</p>
11.0	<p>Conditions</p> <p>1. This consent is granted subject to the implementation of the satisfactory replacement scheme as approved under planning application ref. LA04/2021 0547/F.</p> <p>Reason: To ensure the implementation of a satisfactory replacement scheme in the interests of Malone Conservation Area.</p>

Notification to Department (if relevant): Yes

Representations from Elected members: None

