



Title of Report:	Planning Committee Report – LA01/2020/0942/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	26th October 2022
For Decision or For Information	For Decision

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Principal Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:

	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

App No: LA01/2020/0942/LBC

Ward: Giant's Causeway

App Type: Listed Building Consent

Address: 65 Main Street, Bushmills

Proposal: Partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor

Con Area: Yes

Valid Date: 08.09.2020

Listed Building Grade: B2

Target Date:

Agent: Arthur Acheson Architect, 41 University Court, 3-5 University Road, Belfast, BT7 1NA

Applicant: Mr & Mrs S McKillop, 87 Castlecat Road, Bushmills, BT57 8TN

Objections: 0 **Petitions of Objection: 0**

Support: 0 **Petitions of Support: 0**

Executive Summary

- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS and PPS 6.
- The site is located within Bushmills Town Centre and Conservation Area.
- The potential impacts of the proposal relate to the impact upon the Listed Building.
- HED: Historic Buildings have no objections to this proposal.
- The proposal is acceptable subject to planning conditions.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

1 RECOMMENDATION

- 1.0 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **Grant** Listed Building Consent subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at 65 Main Street, Bushmills. On site is a derelict two storey listed building which is located on a prominent site within Bushmills' market square. The site has a yard located to the rear which is located outside the site. To the west of the property is a laneway and area of hardstanding. The building is a Grade B2 listed building currently on the Heritage at Risk register.
- 2.2 The site is located within the Bushmills Settlement Development Limit. The site is located within Bushmills Town Centre, Bushmills Conservation Area, an Area of Outstanding Natural Beauty and an Area of Archaeological Potential as designated under the Northern Area Plan 2016.

3.0 RELEVANT HISTORY

- 3.1 LA01/2021/1503/F- Partial Retention and Redevelopment of listed building at 65 Main Street Bushmills comprising of Ground floor shop and flat at first and second floor - 65 Main Street, Bushmills – Under Consideration

E/2011/0129/LBC - Works to Listed Building including new back return extension and reconstructed outbuilding- 65 Main Street, Bushmills – Permission Granted - 21.12.2011

E/2010/0276/F- Restoration of existing shop & living accomm. Together with 5 No. small "craft shop" units/toilets & hard & soft

landscaping to create streetscape style.- No. 65 Main Street,
Bushmills– Permission Granted - 13.01.2012

4.0 THE APPLICATION

- 4.1 The application is a Listed Building Consent application seeking the partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor

5.0 PUBLICITY & CONSULTATIONS

External:

Neighbours: N/A

Internal:

Historic Environment Division – No objections.

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.

- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

Regional Development Strategy 2035.

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) 2015

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

8.0 CONSIDERATIONS & ASSESSMENT

Principle of Development

- 8.1 The proposed development must be considered having regard to the Area Plan, SPPS and PPS documents specified above.

The site is located within Bushmills Town Centre, Bushmills Conservation Area and an Area of Archaeological Potential as designated under the Northern Area Plan 2016.

- 8.2 The principle of the proposed use was assessed under accompanying application LA01/2021/1503/F and was found to be acceptable.
- 8.3 Given that the proposal relates to a listed building and is located within a Conservation Area it falls to be considered under the remit of Policies BH 8, BH 10 and BH 11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and corresponding paragraphs under the SPPS.

Historic Environment

- 8.4 Policy BH 8 of PPS 6 states that consent will normally only be granted for the extension or alteration of a listed building where the essential character of the building and its setting are retained

and its feature of special interest remain intact and unimpaired, 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 the architectural details match or are in keeping with the building.

- 8.5 Policy BH 10 of PPS 6 states that there will be a presumption in favour of retaining listed buildings. Demolition of a listed building will not be permitted unless there are exceptional reasons why the building cannot be retained in its original or reasonably modified form. Where exceptionally, listed building consent is granted for demolition this will normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition.
- 8.6 Policy BH 11 of PPS 6 states that the development not normally be permitted which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where the detailed design respects the listed building in terms of scale, height, massing and alignment, the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building and the nature of the use proposed respects the character of the setting of the building.
- 8.7 The application site consists of a two storey, Grade B2 listed building. The building is currently derelict and in an advanced state of neglect and decay. The building is a terraced building fronting onto a market square. The front elevation is pebble dashed with boarded up two-pane sliding sash windows. There are two doors located on the left side and an archway located on the right side of the front elevation. The openings have a horizontal emphasis. The rear of the building is partially collapsed.
- 8.8 The structural and condition report indicates the building as unoccupied and in an advanced state of deterioration. The front façade is indicated to be generally intact but the core structure of the building to be in a very advanced state of disrepair and too dangerous to enter via the front door of the property. The staircase and a significant proportion of the first floor structure is indicated to have collapsed with internal masonry walls failing and partially collapsed with the rear elevation suffering a

significant failure.

8.9 The structural and condition report states that it is too dangerous to enter for the purposes of repair and renovation and that the ability for the building to be repaired in-situ to be unfeasible. A proportion of demolition/take-down works are outlined as being an inevitable requirement to progress a renovation/ conversion scheme for the building in a safe manner. As a listed building, the report considers that where historic fabric can be retained it should and the following key structural elements are identified as being capable of retention. These features are considered to be both historic fabric and elements that form part of the character of the property.

- Front Façade (some local repairs to door and window heads may be required)
- Left Flank Wall (viewed from front of property. Some local brick repairs and consolidation)
- Carriageway flank wall(s) and chimney above

8.10 The report concludes the core and rear area of the building including roof structure of the building should be carefully dismantled following an agreed methodology that includes the objective of making best efforts to retain the key elements noted above

8.11 The current proposal seeks partial retention and redevelopment of the building to comprise a ground floor shop and first and second floor flat.

8.12 The proposal identifies the front façade, left flank wall, carriageway flank walls and chimney as being capable of retention with some repairs and consolidation proposed.

8.13 The front elevation is retained in its current design with retention and repairs of existing doors and frames, retention of existing archway with new timber sheeted doors proposed, replacement of existing windows with new timber sliding sashed windows with same size of openings, support and retention of existing chimneys with repairs and replastering to match existing and new traditional clay chimney pots to all chimneys to match adjacent properties, dash rendered walls to match the original front façade and replacement of existing roof with external finish

of natural slates to match the existing building. Three roof lights are also proposed at the front and two at the back. The existing flank wall is to be supported throughout the works with the wall carefully repointed and plastered. Guttering is proposed to be powder coated black Alumasc heritage cast aluminium heavy grade gutters and fittings.

- 8.14 At the rear, both a single storey and two storey natural slate lean-to-roof are proposed with the section of wall above the single storey lean-to extension rebuilt. The extension includes a new timber sheeted door with casement type timber painted windows at the side and rear of the two storey extension.
- 8.15 Internally, where floors have collapsed they are indicated to be replaced at the same level with new treated softwood floor joists and timber floor boards and bracing. New internal walls are proposed to subdivide the rooms and the proposed flat and shop use. Secondary glazing is proposed for windows internally.
- 8.16 The shop is located on the ground floor and comprises a shop area, WC with access to the ground floor of the rear two storey extension proposed as a staff/store room. Access is then available to the rear from this room. The flat is accessed from the left-most front door which serves a hall which provides access to the first and second floor. The second floor is a half storey located within the roof. The flat utilises the second floor of the proposed lean-to as a bathroom/WC and includes an open plan living/kitchen/dining area and three bedrooms.
- 8.17 Historic Environment Division were consulted on the proposal in relation to the partial demolition of the building, impact on the listed building and its setting and in relation to the impact on listed building and their associated settings within the surrounding area.
- 8.18 Historic Environment Division (Historic Buildings) advised that having considered the impacts on the proposal on the listed building and on the basis of the information provided that they are content with the proposal, as presented with conditions. They outline that these comments were made in relation to the requirements of paragraphs 6.12, 6.13 and 6.15 of the SPPS and policies BH 8, BH 10 and BH 11 of PPS 6. The proposed conditions relate to works, materials and finishes to be indicated

as per the drawings, details of the work and the design of the proposal.

- 8.19 The building is of special historical interest, is derelict, in a poor state of repair and is currently on the heritage at risk register. Policy BH 10 of PPS 6 outlines a presumption in favour of the retention of listed buildings with demolition only permissible in exceptional circumstances. The submitted Structural and Condition Inspection report outlines that that the front façade, left flank wall, carriageway flank wall and chimneys can be retained.
- 8.20 Policy BH 10 only allows demolition in exceptional circumstances and the demolition of the building in its entirety is not considered to be permissible given its listed status and due to the condition of parts of the building indicating that elements of the building can be retained.
- 8.21 The Structural and Condition Inspection report indicates that the building is currently too dangerous to enter for the purposes of repair and renovation and that the ability for the building to be repaired in-situ to be unfeasible. Without repair and renovation work being carried out there is potential that the building will be lost in its entirety. Given that the building cannot be repaired without partial demolition and given the extent of the building which can be retained including its principal elevation it is considered that an exceptional circumstance for partial demolition has been demonstrated.
- 8.22 A scheme for redevelopment accompanies this application via full planning application LA01/2021/1505/F. Under that application, the principle of development has been accepted. Conditions are included from Historic Environment Division relating to recording which have been applied.
- 8.23 The proposal is considered to satisfy Policy BH 10 of PPS 6.
- 8.24 The re-development and re-use of the listed building with the proposed repairs and extensions will ensure its upkeep and survival by bringing the building back into use. No objections have been raised in relation to the demolition, repair and renovation works to the existing building by Historic Environment Division. The character, architectural and historic interest of the listed building will be both preserved and enhanced. The

proposed materials and finishes, architectural features and design are considered to be sympathetic and in keeping and would not be detrimental to the character of the listed building. There are no changes in the scale, height, alignment and massing of the existing listed building. There are minor design changes but given the poor condition of the building, these design changes will enhance it. The design of the rear extensions respect the scale, height, massing and alignment of the existing listed building. The proposed change of use, alterations and extension of the listed building is considered to be acceptable and the proposal will not adversely affect the setting of a listed building. Policies BH 8 and BH 11 of PPS 6 are satisfied.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable having regard to the Northern Area Plan 2016 and other material considerations including the SPPS. The scheme is compliant with current planning policy as highlighted above. The retention and partial demolition and its redevelopment will ensure the historic fabric is retained. Approval is recommended.

10.0 Conditions and Informatives

Conditions

- 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.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011

- 2 All works, materials and finishes shall be as noted on Drawing Nos 06A and 07A date stamped 9th September 2022.

Reason: in order to retain the character and appearance of the special architectural and historic interest of this listed building.

- 3 The proposed materials shall be:
Roof: Natural Slate to match existing historic slate in type, colour, gauge and size.

Walls: Dashed rendered finish to match existing/ Render bands to openings.

Windows/Doors: Painted timber.

RWG: Heritage heavy duty cast aluminium.

Reason: in order to retain the character and appearance of the special architectural and historic interest of this listed building.

- 4 All works of making good to the existing fabric, shall be finished exactly, to match the adjacent existing work with regard to the materials, detail & methods used.

Reason: in order to safeguard the special architectural or historic interest of this listed building.

- 5 The materials for the extract vents to walls shall be metal and of a suitable period detail.

Reason: in order to safeguard the special architectural or historic interest of this listed building.

- 6 The proposed timber windows shall have no in-frame ventilators installed. The proposed timber windows shall be slim profile, double glazing, putty faced and as detailed on Drawings No. 06A and 07A date stamped 9th September 2022 with final coat of paint hand painted brush finish.

Reason: in order to safeguard the special architectural or historic interest of this listed building.

- 7 No development shall commence until samples of the new sash windows to be used are submitted to and agreed in writing by the Council in conjunction with Historic Environment Division. The works shall thereafter be carried out solely in accordance with the approved samples. A sample of each window shall be retained on site until the project is complete.

Reason: in order to safeguard the special architectural or historic interest of this listed building.

- 8 The proposed traditional clay chimney pots and chimney plaster detailing shall match that existing.

Reason: in order to safeguard the special architectural or historic interest of this listed building.

Informatives

- 1 This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
- 2 This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- 3 This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
- 4 This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
- 5 You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

Site Location Map and Site Plan

