



Planning Committee Report LA01/2018/0607/LBC	22nd August 2018
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u>	LA01/2018/0607/LBC	<u>Ward:</u>	Coleraine
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	27 – 29 Main Street Portrush		
<u>Proposal:</u>	Repairs to upper storey windows. Replaster front façade & repaint. Work in connection with Portrush Revitalisation scheme.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	21.05.2018
<u>Listed Building Grade:</u>	No.27 is a Grade B+ Listed Building (HB03/10/022)		
<u>Agent:</u>	W J Watters, 39 Glenstall Road, Ballymoney, BT53 7QN		
<u>Applicant:</u>	Norman Hillis, 27-29 Main Street, Portrush, BT56 8BL		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1 RECOMMENDATION

- 1.1 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 **APPROVE** listed building consent for the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at 27-29 Main Street, Portrush. The application buildings are terraced two storey and three storey buildings fronting onto Main Street. The buildings are currently used as retail units (R&J Hillis) and are within the town centre of Portrush. No.27 is a Grade B+ Listed Building (HB03/10/022) and is in close proximity to several other listed buildings including Grade B2 listed building at 23-25 Main Street (HB03/10/023) and Grade B+ listed building at Northern Bank, 60 Main Street (HB03/10/021).
- 2.2 This street is a main retail street in Portrush Town centre, with a mix of retail and commercial units which front onto Main Street. Immediately adjoining the site to the north of no. 29 Main Street is a new development currently under construction.
- 2.3 The site is within Portrush Town Centre and within the development limit of Portrush. The site is identified as an "Area of Archaeological Potential" and an "Archaeological Site and Monument as per The Northern Area Plan 2016.

3 RELEVANT HISTORY

C/1998/0796 - Provision of new shop front - 27/29 Main Street Portrush - Permission Granted 11.02.1999.

C/1998/0795 - Listed Building consent for new shop front - 27/29 Main Street Portrush - Permission Granted 11.02.1999.

4 THE APPLICATION

- 4.1 This is a listed building consent application in connection with a full planning application currently under consideration (Ref.LA01/2018/0578/F). The application proposes minor works to the front façade of the retail unit 27 – 29 Main Street Portrush in connection with the Portrush revitalisation grant.
- 4.2 The alterations to no.29 a Non-listed building consist of replacing the concrete cills of the upper floor windows and repainting the windows with an oil based opaque gloss paint. Both no. 27 and no.29 are to be re-plastered with the existing quoin stones re-formed as existing and the walls re-painted with a mineral based masonry paint.
- 4.3 No.27 is a Grade B+ Listed Building. Repairs to no.27 consist of replacing the existing plastic gutters with cast metal. The upper floor windows are to be refurbished, with sashes freed and missing sash cords and weights replaced. The windows are to be stripped and repainted with an oil based opaque gloss paint.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: No neighbour notification was required on this application. No objections have been received.

5.2 Internal

Historic Environment Division (HED) were consulted on 24.05.2018 and provided no objection to the proposal.

6 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:
- The Northern Area Plan 2016 (NAP)
- 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 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 6 – Planning Archaeology and Built Heritage

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to impact on the character of a listed building; and impact on the setting of a listed building.

Listed Building

- 8.2 Planning Policy Statement 6 – Planning, Archaeology and Built Heritage - Policy BH8 - notes that proposals for the extension or alteration of a listed building need to meet the following criteria: (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 (e.g. doors, gutters, windows) match or are in keeping with the building.

- 8.3 The proposed application consists of minor repairs to the front façade of the building to include re-plastering and re-painting the front elevation, replacing the existing plastic gutters with cast metal painted to match the wall colour, repairs to the upper floor windows to include sash repairs and stripping and repainting the windows. The existing quoins will be re-formed. No.27 Main Street is a Grade B+ Listed Building (HB03/10/022). The proposed alterations are minor in scale and will be sympathetic to the character of the existing building. The proposed repairs will maintain the existing architectural details of the building and will have no detrimental impacts to the character of this listed building.

Setting of a Listed Building

- 8.4 Planning Policy Statement 6 – Planning, Archaeology and Built Heritage - Policy BH11, Development affecting the Setting of a Listed Building notes that development proposals will normally only be considered appropriate where all the following criteria are met: (a) The detailed design respects the listed building in terms of scale, height, massing and alignment; (b) The works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building; and (c) The nature of the use proposed respects the character of the setting of the building.
- 8.5 As previously concluded the proposed repairs will have no impact on the character of No.27 Main Street a Grade B+ Listed Building. This listed building is in close proximity to several other listed buildings including Grade B2 listed building at 23-25 Main Street (HB03/10/023) and Grade B+ listed building at Northern Bank, 60 Main Street (HB03/10/021) and the potential impact on these buildings has been considered.
- 8.6 The proposed works are minor in scale and consist mainly of replacing and repairing. There are no significant architectural or structural changes proposed to the building and the alterations will have no impact on the character of this area and no impact on the setting of the nearby listed buildings.

- 8.7 The proposed repairs are minor and sympathetic modifications to an existing retail establishment in the town centre and due to the scale and nature of the development will not result in any detrimental impacts to the vibrancy or amenity of the town centre. The proposed development will improve the vibrancy of the town centre and secure the ongoing viability and upkeep of this listed building. The development respects the character of the building and its setting and complies with para 6.12 and 6.13 of the SPPS.
- 8.8 Historic Environment Division were consulted on the application and in their consultation response (13.06.18) noted that they are content that the proposal satisfies the policy requirements of SPPS (NI) (Para 6.12 & 6.13) and Policies BH8 and BH11 of PPS 6, subject to conditions.

9 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. The proposed alterations will have no detrimental impact on the listed building or the setting of listed buildings and meets Policies BH8 and BH11 of PPS 6. Approval is recommended.

10 Conditions and Informatives

10.1 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 Windows shall be painted with an oil based opaque paint.

Reason: To protect against a detrimental change to the fabric character, appearance or interest of the listed building.

- 3 External render shall be replaced with a lime-based render and painted with a breathable, mineral based paint.

Reason: To protect against a detrimental change to the fabric character, appearance or interest of the listed building.

10.2 Informatives:

1. 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.
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 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.
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.

Site location Map

ACEmap® Single

Printed: 19/01/2016 Customer Ref:

Centre Point (Easting, Northing): 285850, 440755

Scale: 1:1,250

Order no. ORD20959

Plan No. 00609NE2



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285745

Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Land & Property Services cannot, however, accept responsibility for errors or omissions and when such are brought to our attention, the amendments of any future publication as appropriate shall be entirely at our discretion. Ordnance Survey of Northern Ireland and ACEmap® are registered Trademarks of Department of Finance and Personnel.

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