



Planning Committee Report LA01/2019/1187/LBC	24th June 2020
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>App No:</u>	LA01/2019/1187/LBC	<u>Ward:</u>	Garvagh
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Garvagh War Memorial, Main Street, Garvagh, BT51 5AE.		
<u>Proposal:</u>	Renovation of a Grade B listed war memorial, re-roofing of existing towers, re-pointing and masonry repairs, new floors at each level, new lighting scheme including re-location NIE cable.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	29/10/2019
<u>Listed Building Grade:</u>	B1	<u>Target Date:</u>	11/02/2020
<u>Applicant:</u>	Causeway Coast and Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY.		
<u>Agent:</u>			
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.
- No objections were received for this proposal.
- Site is located within the development limits of Garvagh as defined in the Northern Area Plan.
- The potential impacts of the proposal relate to:
 - The Grade B1 Listed Building – Historic Environment Division have no objection to the proposal.

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 recommendation set out in 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 SITE LOCATION & DESCRIPTION

- 2.1 Located within the application site is the Garvagh War Memorial. The Memorial is bound by historic walls to the west and south of the site with the remainder of the siting open for public interaction.
- 2.2 The application site is located within the development limits of Garvagh as set out in the Northern Area Plan 2016.

3 RELEVANT HISTORY

LA01/2019/1319/F – Ongoing application for the renovation of a Grade B listed war memorial, Re-roofing of existing towers, Re-pointing and masonry repairs, new floors at each level, new lighting scheme including re-location NIE cable.

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for the renovations to a Grade B1 Listed Building. Renovations include the re-roofing of the existing towers, re-pointing and masonry repairs, new floors at each level and a new lighting scheme which includes the re-location of a NIE cable.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There are no objections to this proposal.

5.2 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 (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.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

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

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposed development must be considered, having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to the impact on the Listed Building.

Impact on 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 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.
- 8.4 The proposed renovations shall respect the existing features of the memorial which are of a significant architectural merit. The works proposed are for maintenance and repair, with the proposed changes being repaired or replaced, to match the memorial's existing features. Repairs and replacements are necessary to address issues such as; failing concrete dressings, defected cemented and rendered battlements, and the cracking / deteriorating state of plinths, lintels and inscriptions amongst others. Additionally, a new lighting system is proposed to improve the illuminations of the memorial.
- 8.5 Historic Environment Division (HED) were consulted in regards to the impact of the application on the Grade B1 listed building and determined that the proposed renovations satisfies the policy requirements of paragraphs 6.12 and 6.13 of the SPPS, BH 8 (alteration or extension of a listed building) and BH 11 (Development affecting the Setting of a Listed Building) of PPS 6

subject to a requested condition. The application is accompanied with an application for full planning permission, reference LA01/2019/1319/F.

9.0 Conclusion

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan and other material considerations including the SPPS and PPS 6. Due to the nature and scale of the proposal there will be no detrimental impact on the Listed Building. Consent is recommended.

10.0 Conditions

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

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

10.2 The original lead floor covering on level 2 shall be reinstated and not synthetic membrane as indicated on the drawings.

Reason: To preserve the Grade B1 Listed Building.

SITE LOCATION PLAN

