

<b>Planning Committee Report – Agenda Item 5.7 LA01/2017/1287/F – Adelphi Hotel, 67-71 Main Street, Portrush</b>	<b>28<sup>th</sup> February 2018</b>
<b>PLANNING COMMITTEE</b>	

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

**Adelphi Hotel,  
67-71 Main Street  
Portrush**

**LA01/2017/1287/F  
Full Planning**

**28<sup>th</sup> February 2018**

<b><u>App No:</u></b>	LA01/2017/1287/F	<b><u>Ward:</u></b>	Portrush and Dunluce
<b><u>App Type:</u></b>	Full		
<b><u>Address:</u></b>	67-71 Main Street, Portrush		
<b><u>Proposal:</u></b>	Regularisation of existing structures built 2006. Works involved demolition of entire rear of old premises, with site excavation to rock. Newbuild concrete flat roofed concrete structure to rear including 8 person lift. Whole project creates twenty eight en-suite four star guest rooms.		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	05.10.2017
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>Target Date:</u></b>	
<b>Applicant:</b>	Mark Holmes		
<b>Agent:</b>	N/A		
<b>Objections:</b>	0	<b>Petitions of Objection:</b>	0
<b>Support:</b>	0	<b>Petitions of Support:</b>	0

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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 section 7 & 8 and resolves to **REFUSE** planning permission for the reasons set out in Section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 This property is a mid-terrace roadside site located on the southern side of Main Street, Portrush. The existing building is three and a half storey at Main Street level and 4 storey level to the rear lane. The roadside frontage comprises a three bay fronted hotel over three storeys with attic windows aligned

above the bay windows. The hotel is finished in smooth render with a slate pitched roof to the front and a flat roof with railings to the rear.

- 2.2 The site is abutted by a two and a half storey building which is the listed element of the adjoining Atlantic Hotel which rises to three and a half stories to the north-west. The existing building is abutted by a two and a half storey shop to the south-east. Finishes in the area are generally smooth render. A public footpath adjoins the Main Street boundary while Mark Street Lane adjoins the south-west elevation. A surf shop is located on the opposite side of Main Street. Critical views are from Main Street, Bath Street, Lower Landsdowne Road and Antrim Gardens public garden. There are also more distant views from Kerr Street and Dhu Varren.

### **3 RELEVANT HISTORY**

C/2002/0597/F

67-71 Main Street, Portrush

Replacement of rear extension and additional rooms

Permission Granted 17.10.2002

C/2002/0603/LB

67-71 Main Street, Portrush

Replacement of rear extension and additional rooms

Permission Granted 17.10.2002

LA01/2015/0428/F

The Adelphi Hotel, 67 Main Street, Portrush.

Remedial Works to Existing Roof Structures and Planning Regularisation.

Appeal Dismissed 30.06.2016

LA01/2015/0429/LBC

The Adelphi Hotel, 67 Main Street, Portrush.

Remedial Works to Existing Roof Structures and Planning Regularisation.

Permission Refused 30.06.2016

LA01/2016/0823/F, Atlantic Hotel, 73 Main Street Portrush.

Extension (upper two storey and three storey to rear) of existing hotel to provide 43 no. new bedrooms.  
Permission Granted 19.06.2017

LA01/2017/0043/LBC.

Atlantic Hotel, 73 Main Street Portrush.

Extension (upper two storey and three storey to rear) of existing hotel to provide 43 no. new bedrooms.  
Permission Granted 19.06.2017

## **4 THE APPLICATION**

- 4.1 Regularisation of existing structures built 2006. Works involved demolition of entire rear of old premises, with site excavation to rock. Newbuild concrete flat roofed concrete structure to rear including 8 person lift. Whole project creates twenty eight en-suite four star guest rooms.
- 4.2 A rear extension to the property comprising three stories was granted planning permission in 2002 (Ref: C/2002/0597/F). However, that approval was not carried out. Instead, the existing development, comprising an additional floor (now four stories) and additional floor space was carried out. The applicant was served a Submission Notice on 31 January 2017 requiring the submission of a planning application for the unauthorised rear extension to the listed building (Ref: LA01/2016/0220/CA). In response to this, the applicant submitted a planning application for an additional three storey extension incorporating plans for an “existing third floor for regularisation purposes” (Ref: LA01/2017/0251/F). That application did not meet the requirements of the Submission Notice. The subject application does meet the requirements of the Submission Notice.

## **5 PUBLICITY & CONSULTATIONS**

### **External**

- 5.1 **Neighbours:** No objections received.

### **Internal**

- 5.2 **Transport NI:** Has no objection to the proposal.

**DAERA:** Has no objection to the proposal.

**NI Water:** Has no objection to the proposal.

**Environmental Health:** Has no objection to the proposal.

**Historic Environment Division:** Has objected 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 development 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 RELEVANT POLICIES & GUIDANCE**

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 (PPS3) Access Movement and Parking

Planning Policy Statement 6 (PPS 6) Planning, Archaeology and The Built Heritage

Planning Policy Statement 16 (PPS 16) Tourism

A Planning Strategy for Rural Northern Ireland (PSRNI)

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the principle of development; impacts on townscape character and impacts on the listed building.

### **Planning Policy**

- 8.2 The site is located within the designated town centre and Settlement Development Limit of Portrush, as defined in the Northern Area Plan 2016. It is also within an Area of Archaeological Potential. The site is located close to an archaeological site and monument.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.4 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.

### **Planning History**

- 8.5 Application references LA01/2015/0428/F and LA01/2015/0429/LBC involved remedial works to the existing roof structure of the Adelphi. These applications referred to the retention of the projecting lift shaft/platform. The applications were both refused on the basis that the proposal would have a detrimental impact on the character of the area in terms of design, scale and use of materials. They were also refused on

the basis that the proposal would detract from the appearance and character of the listed building as it would result in a loss of its architectural integrity. The applications were dismissed at appeal. On the back of these decisions a Listed Building Enforcement Notice dated 5th August 2016 was served. A subsequent appeal was submitted against this and the Listed Building Enforcement Notice was upheld.

- 8.6 The current application involves remediation works to the roof structure to include railings and lift shaft. It would have a significant visual impact and would be visible from Bath Street, Causeway View and Bath Road.
- 8.7 A recent application has been granted permission at the Atlantic Hotel at 73 Main Street Portrush for a two storey extension (Ref: LA01/2016/0823/F). Although this application involves an increase in height, it has a larger frontage which reduces the overall impact of the proposal. Effectively, the Atlantic Hotel can better accommodate its proposed extension. The building to which this application relates is not listed (with the exception of a small portion to one end).

### **Principle of tourist development**

- 8.8 One of the main policies related to this application is Policy TSM 1 of Planning Policy Statement 16. With regard to this policy planning permission will be granted for a proposal for tourism development within a settlement if it is of an appropriate nature which respects the site context in terms of scale, size and design.
- 8.9 This application involves alterations and extensions to a listed building and it does not respect the character of the area given the scale, size and design of the proposal. The lift shaft will be set back from the main building by 7 metres but will project 2 metres above the current building at its highest point. The metal railings will project 1 metre above the current building. The works are eye catching and appear as a dominant feature which jars with the roofscape of the existing and surrounding buildings. Therefore the development does not respect the site context in terms of scale, size and design.

### **General Criteria for Tourism Development**



- 8.10 Policy TSM 7 of PPS 16 Tourism provides 15 criteria for tourism development. These criteria relate to movement pattern, design, layout, boundary treatment, drainage, crime, impact on character and neighbouring residents, access arrangements, sewage disposal and impacts on features of natural or built heritage.
- 8.11 This proposal is contrary to criteria (b) relating to building design, criteria (g) relating to impact on the character of the area and criteria (i) which relates to impact on natural or built heritage. The proposal otherwise meets the other criteria.

### **Impact on Townscape**

- 8.12 Other key policies in relation to the proposal are Policies SP 18 and DES 2 of a Planning Strategy for Rural Northern Ireland. Policy SP 18 requires a high standard of design. Policy DES 2 requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area in terms of design, scale and use of materials. In this case the proposed development is unacceptable as it is not sensitive in terms of scale, layout, design and materials in relation to the existing building, adjoining buildings and views. The lift shaft and railings break the existing ridge line by up to two metres and this visually disrupts the rhythm of the street. It also detracts from the existing character of the area.

### **Impacts on the Listed Building**

- 8.13 Policy BH 8 of Planning Policy Statement 6 is a key policy in relation to this proposal. The Planning Authority will normally only grant consent to proposals for the extension or alteration of a listed building where all the following criteria are met; the essential character of the building and its setting are retained and its features 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 (e.g. doors, gutters, windows) match or are in keeping with the building.

8.14 Historic Environment Division considers that the proposal fails to satisfy the policy requirements of the SPPS and Policy BH 8 of PPS 6. They advise that the proposal results in the loss of the buildings architectural and historic integrity by reason of its detailed design which is out of keeping with the listed building in terms of scale, massing, proportions and height. The Planning Authority is in agreement with this assessment. Historic Environment Division recommended that the lift shaft, plant room and railing is removed from the plans. It was also recommended that access could be limited to maintenance access only where a less intrusive alternate means of access could be provided. No further amendments have been received regarding these recommendations.

### **Parking**

8.15 The application site lies within the designated Town Centre of Portrush as indicated on the Northern Area Plan 2016. DFI Roads has no objections to the proposal and did not request further car parking.

### **Design and Access Statement**

8.16 A design and Access Statement has been provided as part of this application. The design has been found unacceptable.

### **Habitats Regulations Assessment**

8.17 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

## **9 CONCLUSION**

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material

considerations, including the SPPS. It fails to meet the principle policy requirement for an extension to a hotel under Policy TSM 1 and 7 of PPS 16, it also fails to meet Policy BH 8 and BH 11 of PPS 6 and Policy DES 2 of a Planning Strategy for Rural Northern Ireland. The proposal would have an unacceptable adverse impact on the subject listed building, on adjacent listed building and townscape generally. Overall the proposal does not respect the character of the area or the listed building given the scale, size and design of the proposal. Refusal is recommended.

## **10 REASONS FOR REFUSAL**

### **10.1 Reasons:**

1. The proposal is contrary to paragraph 4.27 of the SPPS and Policies SP18/DES2 of the Planning Strategy for Rural Northern Ireland in that the development would, if permitted, not be sensitive to the character of the area surrounding the site in terms of design, scale, height and use of materials.
  
2. The proposal is contrary to paragraph 6.13 of the SPPS, Policy BH8 (Extension or Alteration of a Listed Building of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage), as the proposal has an adverse impact on the existing listed building. The scheme as submitted detracts from the appearance and character of the listed building and results in a loss of its architectural integrity by reason of:
  - a) its detailed design which is out of keeping with the architectural form, design and character of the building in terms of scale, form, massing, proportions, height and;
  - b) The inclusion of architectural details which are out of keeping with those found on the building.
  
3. The proposal is contrary to paragraph 6.265 of the SPPS and Policies TSM 1 and TSM 7 of Planning Policy Statement 16: Tourism as the proposal is not of a nature appropriate to the location and would have a detrimental impact with

respect to the character of the area given the scale, size and design of the proposal.

Site Location

