



<b>Planning Committee Report Item- LA01/2017/0731/LBC</b>	<b>22<sup>nd</sup> November 2017</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

**Causeway Hotel  
40 Causeway Road  
Bushmills**

**LA01/2017/0731/LBC**

**22<sup>nd</sup> November 2017**

<b><u>No:</u></b>	<b>LA01/2017/0731/LBC</b>	<b><u>Ward:</u> Giant's Causeway</b>
<b><u>App Type:</u></b>	<b>Application for Listed Building Consent</b>	
<b><u>Address:</u></b>	<b>Causeway Hotel, 40 Causeway Road, Bushmills</b>	
<b><u>Proposal:</u></b>	<b>Change of use from shop and office to ancillary W.C. facilities including blocking up internal access so that facilities are accessed externally only and alterations to façade to include the replacement of doors with a fixed glazed screen with hardwood painted frame.</b>	
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u> 5<sup>th</sup> June 2017</b>
<b><u>Listed Building Grade:</u></b>	<b>B1</b>	
<b><u>Applicant:</u></b>	<b>National Trust, Rowallane, Stableyard, Saintfield, BT24 7LH</b>	
<b><u>Agent:</u></b>	<b>Pragma Planning, Scottish Provident Building 7 Donegall Square West, Belfast</b>	
<b><u>Objections:</u> 21</b>	<b><u>Petitions of Objection:</u> 0</b>	
<b><u>Support:</u> 0</b>	<b><u>Petitions of Support:</u> 0</b>	

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 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 The site comprises a small shop to the rear side of the Causeway Hotel. The two storey hotel drops to a single storey return which houses the shop and office which are the subject of the application.

2.2 The site is located within the Giant's Causeway and Causeway Coast World Heritage Site as defined in the Northern Area Plan 2016. The building is read within the context of the Causeway Hotel and the Giant's Causeway Visitor Centre.

### **3.0 RELEVANT HISTORY**

There is no relevant planning history.

### **4.0 The Application**

4.1 Consent is sought for change of use from shop and office to ancillary W.C. facilities. This includes blocking up internal access so that facilities are accessed externally only and alterations to façade to include the replacement of doors with a fixed glazed screen with hardwood painted frame.

### **5.0 PUBLICITY & CONSULTATIONS**

#### **5.1 External**

**Neighbours:** There are 21 objections to this proposal.

The objections raised matters of concern in relation to:

- The loss of a shop which provides an important amenity to the local community.
- Loss of focal point for the local community.
- Concern is also expressed at the management of the site by the National Trust and their motivation for the application.

#### **5.2 Internal**

**Historic Environment Division:** Has no objection to the proposal.

### **6.0 MATERIAL CONSIDERATIONS**

6.1 Section 85(2) of the Planning Act (Northern Ireland) 2011 requires consent for the execution of works to a listed building.

6.2 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

The Strategic Planning Policy Statement (SPPS)

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

## **8.0 CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this consent relate to the impact of the proposed work on the listed building.

### **Planning Policy**

8.2 The site is located within the Giant's Causeway and Causeway Coast World Heritage Site and the Causeway Area of Outstanding Natural Beauty as defined in the Northern Area Plan 2016.

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.

### **Impact on Listed Building**

8.4 Policy BH7 and BH8 of PPS 6 provides the policy guidance in relation to the change of use and alteration of a listed building.

8.5 The main policy criteria which this scheme has to comply with is as follows:

#### **Policy BH7 Change of use to a Listed Building**

The Department will normally permit the change of use of a listed building where this secures its upkeep and survival and the character and architectural or historic interest of the building would be preserved or enhanced.

#### **Policy BH8 Extension or Alteration of a Listed Building.**

- (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.

8.6 Historic Environment Division has been consulted as the competent authority on listed buildings and have no objection. The use is acceptable and the extent of the works are minor. The proposed development complies with Policy BH7 and BH 8 of Planning Policy Statement 6.

## **9.0 CONCLUSION**

9.1 This proposal is considered acceptable having regard to the Area Plan and other material considerations. The proposed development complies with Planning Policy Statement 6, Policy BH7 and BH8. Historic Environment Division has been consulted and raises no objection to it. It is recommended that Listed Building Consent is granted.

## **10.0 CONDITIONS**

10.1 Regulatory Conditions:

1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Section 94 of the Planning Act (Northern Ireland) 2011.

