

Planning Committee Report LA01/2017/0196/LBC	24th May 2017
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	Principal Planning Officer
Cost: (If applicable)	N/a

**Arcadia Complex
Causeway Street,
Portrush**

**LA01/2017/0196/LBC
Listed Building Consent**

24th May 2017

<u>No:</u>	LA01/2017/0196/LBC	<u>Ward:</u>	Portrush & Dunluce
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Arcadia Complex, Causeway Street, Portrush, BT56 8JE		
<u>Proposal:</u>	Redecoration works to external façade of Arcadia Complex.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	15.02.17
<u>Listed Building Grade:</u>	B2	<u>Target Date:</u>	31.05.17
Agent:	None		
Applicant:	Causeway Coast and Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

**Drawings are available to view on the Planning Portal-
www.planningni.gov.uk**

1.0 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 and resolves to **GRANT** Listed Building Consent subject to the conditions and informatives set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The proposal relates to the Arcadia Complex, Causeway Street, Portrush. The existing building is a grade B2 listed property which has an iconic presence, located on a rocky outcrop on the East Strand of the Portrush peninsula. The building is a 2 storey detached former bathing house built circa 1936 of traditional construction with a painted stucco façade and ornate detailing. Windows and doors are white Upvc, and the hipped

roof is covered in slate. The rear of the building has been extended with a 2 storey semi-circular extension which is completely glazed on the first floor with glass blocks.

2.2 The site enjoys a unique location on the edge of the coast line, and is open on the Southern side where the site abuts the public promenade. Amenity space consists of open space and a children's play area to the East at the rear of the building itself. The Arcadia is currently used seasonally as an art gallery, café and wedding venue.

2.2 The Arcadia complex is located on the Eastern side of the Portrush peninsula. The surrounding area consists of both residential and commercial properties within the town centre, and is dominated by open views of the Atlantic Ocean, and the Curran Strand.

3.0 RELEVANT HISTORY

3.1 LA01/2015/0483/LBC
Installation of internal timber glazed screen and door to first floor
Arcadia, 6 Craig Vara, Portrush
Granted 05.11.2015

4.0 THE APPLICATION

4.1 Listed Building Consent is sought to refurbish the façade of the building, including repairing cracks and defects in the render before repainting the main walls in white, and plaster detailing in a pastel grey. The existing cast iron rainwater goods to the West elevation are also to be renovated and returned to original condition.

4.2 A Design and Access Statement for the Listed Building Consent accompanied the application as required by Article 4 of The Planning (Listed Buildings) Regulations (Northern Ireland) 2015.

4.3 Habitat Regulations Assessment:

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)

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.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: No objections received.

5.2 Internal

Historic Environment Division HED: 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

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 6 Planning, Archaeology and The Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main consideration in the determination of this application relate to the impact on the listed building.

Planning Policy

8.2 The site is located within the defined Portrush Settlement Development Limit, and is zoned within the Portrush Area of

Archaeological Potential, together with being designated as a Local Landscape Policy Area under Policy PHL 01.

- 8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.

Impact on the Arcadia Listed Building

- 8.4 Policy BH 8 of PPS 6 states that the Department will normally only grant consent to proposals for the extension or alteration of a listed building where all the following criteria are met:

- (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.*

- 8.5 The proposed alterations to the building involve necessary refurbishments to the façade. The proposed repair and painting of both the building and rainwater goods will be carried out professionally and will be sympathetic to the existing architectural detailing and the original appearance. It is proposed to wash down the existing building, and repair the render prior to repainting the exterior in white to match the existing colour with a light grey pastel colour applied to the plaster moulded detailing and window cills. It is also proposed repair, redecorate and replace where necessary the existing cast iron rainwater goods together with minor repairs to internal walls. Details of the painting process and finishes are also provided within the Technical specification and the Design and Access Statement.

- 8.6 Historic Environment Division HED was consulted on the proposal as the competent authority in relation to listed buildings. HED has no objection in relation to the impact on the listed building.

Other Matters

- 8.7 As the proposal relates solely to the refurbishment and repainting of the building's exterior, it does not compromise

either the LLPA designation PHL 01, or have an impact on the area of archaeological potential.

9.0 CONCLUSION

9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. In accordance with the SPSS the proposal would not result in any demonstrable harm being caused to any interests of acknowledged importance. 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 Article 94 of the Planning Act (Northern Ireland) 2011.

Reason: Time Limit.

