



Planning Committee Report LA01/2019/0089/LBC	26th June 2019
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> LA01/2019/0089/LBC	<u>Ward:</u> MOUNTSANDEL
<u>App Type:</u> Full Planning	
<u>Address:</u> St Patrick's Parish Centre St Patrick's Church Hall.	
<u>Proposal:</u> Amendments to listed St.Patrick's Parish Centre to include roof alterations, extension and internal refurbishment works as part of the wider redevelopment of Northern Regional College, Coleraine Campus to facilitate the consolidation of Coleraine and Ballymoney campuses on the existing expanded site.	
<u>Con Area:</u> n/a	
<u>Valid Date:</u> 01.02.2019	
<u>Listed Building Grade:</u> n/a	
Agent: Resolve Planning, Innovation Factory, Forthriver Business Park 385 Springfield Road BELFAST BT12 7DG	
Applicant: Northern Regional College 400 Shore Road, Newtownabbey BT37 9RS	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Drawings and additional information 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 sections 7 and 8 and resolves to **APPROVE** Listed Building Consent subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

2.1 The site is located on the edge of the designated town centre of Coleraine as set out in the Northern Area Plan. The site includes the listed St Patrick's Church hall which is a one and two storey red brick with sandstone dressing, mid-Victorian former school. This site is bounded to the North by St. Patricks Church hall. The site is bounded to the south onto Circular Road by an existing red brick wall with metal railings. The site is bounded to the east onto Brook Street by a combination of red brick walls, fencing and railings. The site is bounded to the west onto an area of hardstanding used for parking by a stone wall.

2.2 The development site is located within an urban context and there are a mix of residential and commercial premises located around the site. There are also a number of community related halls. The existing site contains the existing college building finished with red brick that includes a seven storey tower block. Buildings surrounding the site are a mix of one, two and three storey finished with a mix of materials to include red brick, dash and smooth render.

3.0 RELEVANT HISTORY

3.1 LA01/2018/0797/PAD, Northern Regional College (Coleraine campus) Union Street including lands to the south currently accommodating the Church Of Ireland Parish Centre St Johns

Church Hall and Brook Street car park and playing fields
Coleraine - Full planning application for the redevelopment of
Northern Regional College, Coleraine Campus to include the
creation of a new campus building, internal refurbishment of the
Church of Ireland PAD Concluded

- 3.2 LA01/2019/0091/F - Redevelopment of Northern Regional
College, Coleraine Campus to facilitate the consolidation of
Coleraine and Ballymoney Campuses. Works to include the
demolition and redevelopment of existing college building on
existing expanded site. Amendments to listed St Patrick's
Parish Centre to include roof alterations, extension and internal
refurbishment work. Public access onto Anderson Park,
landscaping, fencing, service yard, associated plant and site
works. Reconfiguration of existing Brook Street car park to
provide additional parking, re-located access, lighting and area
of landscaped open space- Northern Regional College
(Coleraine Campus) Union Street including adj lands to the
south currently accommodating the St Patrick's Parish Centre,
St Patrick's Church Hall. Brook Street car park and playing
fields – Current application
- 3.3 LA01/2018/0635/DETEIA - Proposed redevelopment of Northern
Regional College at Union Street Coleraine – Environmental
Statement not required

4 THE APPLICATION

- 4.1 The proposal is for amendments to listed St.Patrick's Parish
Centre to include roof alterations, extension and internal
refurbishment works as part of the wider redevelopment of
Northern Regional College, Coleraine Campus to facilitate the
consolidation of Coleraine and Ballymoney campuses on the
existing expanded site.

Design & Access Statement

- 4.2 A Design & Access Statement is required under Article 4 of the Planning (Listed Buildings) Regulations Order (NI) 2015 as the application involves works to a Listed Building.
- 4.3 The design and access statement is to provide details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.4 The report demonstrates that the applicant undertook detailed consideration of the proposal in terms of the design principles and concepts in relation to the location of the buildings the proposed design and the impact on the historic importance of the listed building and its setting.

5.0 PUBLICITY & CONSULTATIONS

External

- 5.1 No representations received.

Internal

Historic Environmental Division: Listed Buildings: 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 the Northern Area Plan 2016 (NAP) and the site falls within the settlement development limit for Coleraine Designation CE 01. The site also is within an Area of

Archaeological Potential. Adjacent to the site is a Housing zoning CEH 14, the Town Centre Boundary Designation CET 01 and a Historic Park, Garden and Demesne.

- 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 main considerations in the determination of this application relate to: the principle of development, design, Impacts on the listed building and Habitats Regulations.

Principle of development

- 8.2 The proposal is for amendments to the listed St.Patrick's Parish Centre to include roof alterations, extension and internal refurbishment works as part of the wider redevelopment of Northern Regional College, Coleraine Campus to facilitate the

consolidation of Coleraine and Ballymoney campuses on the existing expanded site.

- 8.3 The main policy consideration is outlined in the Northern Area Plan 2016, the Strategic Planning Policy Statement and Planning Policy Statement 6. While there is no specific policy in relation to education infrastructure there is a presumption in favour of education, health, community and cultural facilities.

Design

- 8.4 The application went through a thorough design development as detailed in the submitted Design, Access and Heritage Statement. The St Patrick's Parish Centre the Grade B listed building will be retained and refurbished to become a performing Arts Studio / Theatre as part of the Creative Industries Department.
- 8.5 The proposed development includes the refurbishment and extension of the Grade 2 listed St Patricks Church Hall. The existing building will retain its external appearance. A single storey glazed extension is proposed to the side of the existing building. The extension will have a powder coated aluminium glazing system with flat roof, aluminium fascia and aluminium rainwater goods. The new extension is stepped back from an existing projecting element of the listed building and is of a contemporary nature which ensures it does not compete with the listed building. Internally the historic fabric will be revealed where possible however it is stated within the Design, Access and Heritage Statement that successive alterations to the building have removed much of the original character internally. Internal walls will be generally metal stud or blockwork and floors will be rubber or linoleum with non-slip flooring where appropriate.
- 8.6 The proposed building at four stories sits lower than the existing tower block which is seven stories. The massing of the building will be broken up through the use of different materials to include facing brick and glazing and will be stepped back to provide access to an internal courtyard. The materials employed are

contemporary and are appropriate to their urban setting. The elevation of the new building facing the listed building and the materials chosen have been carefully considered to provide a contrasting design to ensure it does not compete with the listed building. The height of the proposed development has been reduced by approximately 1 metre from the PAD application and this again will reduce the visual impact on the listed building. The proposed design was provided in consultation with the Ministerial Advisory Group (MAG).

Impacts on the Listed Building

- 8.7 Policy BH 7, BH 8 and BH 11 of Planning Policy Statement 6 are the key policies in relation to this proposal. The Planning Authority will normally only grant consent to proposals for the change of use, extension or alteration of a listed building and development affecting the setting of a listed building where all the following criteria are met; a change of use secures the buildings upkeep and survival, 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.
- 8.8 Historic Environment Division: Historic Buildings has considered the impacts of the proposal on the listed building and on the basis of the information provided, advise that the proposals satisfy Paragraph 6.12 and 6.13 of Strategic Planning Policy Statement (SPPS) and Policies BH7, BH8 and BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, subject to conditions relating to materials proposed.

Habitats Regulations Assessment

- 8.9 The proposed site is located approximately 2 kilometres from the Bann Estuary SAC. A Habitats Regulations Assessment was submitted as part of the full application reference

LA01/2019/0091/F. Shared Environmental Services and DAERA Natural Environment Division was consulted in relation to this application. SES advises that the Council can adopt the conclusions set out in the HRA report dated 26/03/2019, prepared by WM Associates for the purposes of its assessment. DAERA was content with the proposed development on the basis of the information provided. Overall the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation 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 of any European site.

9.0 CONCLUSION

- 9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. The proposal is acceptable in terms of listed building policies BH 7, BH 8 and BH 11. Approval is recommended.

10.0 CONDITIONS AND INFORMATIVES

Conditions

1. As required by Section 94 the Planning Act (Northern Ireland) 2011, the works hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. Natural Welsh roof slates, angled ridge tiles and lead valleys shall be permanently retained and repaired. New natural welsh roof slates shall match existing size and coursing.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

3. Timber sliding sash windows, casement windows and timber doors shall be painted and repaired like for like.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

4. Sandstone surrounds with chamfered reveals and splayed cills shall be permanently retained and repaired.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

5. Rainwater goods and SVP's shall be cast aluminium.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

6. Lime mortar shall be used for re-pointing.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

7. Original red brick boundary wall with sandstone copings and cast iron railings and finials shall be permanently retained.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

8. All remaining original internal historic fabric shall be retained, i.e.

- Historic roof structure shall be retained and splice repaired where required.
- Historic timbers and joinery details shall be retained; i.e. timber floors, doors, stairs etc.
- All existing lath and plaster ceilings shall to be retained.
- Internal plaster shall be repaired using a breathable lime plaster.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

9. All repairs shall be like for like of the original, utilising traditional and sympathetic building materials and techniques.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

10. All original historic fabric/features shall be adequately protected during the refurbishment works.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

11. Materials for the new extension shall be:

- Aluminium glazing system.
- Flat roof construction with aluminium fascia's and rainwater goods.
- White render.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

Site Location

