



Title of Report:	Planning Committee Report – LA01/2021/1503/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	26.10.2022
For Decision or For Information	For Decision

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Principal Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:

	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

App No: LA01/2021/1503/F **Ward:** Giant's Causeway

App Type: Full Planning

Address: 65 Main Street, Bushmills

Proposal: Partial Retention and Redevelopment of listed building at 65 Main Street Bushmills comprising of Ground floor shop and flat at first and second floor

Con Area: Yes

Valid Date: 09.12.2021

Listed Building Grade: B2

Target Date:

Agent: R Robinson & Sons Ltd, 59 High Street, Ballymoney, BT51 5TY

Applicant: Mr & Mrs S McKillop, 87 Castlecat Road, Bushmills, BT57 8TN

Objections: 0 Petitions of Objection: 0

Support: 0 Petitions of Support: 0

Executive Summary

- Planning permission is sought for the partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor.
- The site is within the Bushmills Town Centre as designated in the Area Plan. The site is also within the Bushmills Conservation Area and area of archaeological potential and is a listed building. A LBC accompanies this full application. The historic building is on the Buildings at Risk Register.
- The site is also within the 1 in 100 year fluvial floodplain of the River Bush. DFI Rivers have been consulted and following consideration of the Flood Risk Assessment and that as it meets the exceptions test of Policy FLD 1 offer no objection.
- Full consultations have been carried out and all consultees are content to approve subject to Planning Conditions.
- Approval is recommended subject to conditions.

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

1 RECOMMENDATION

- 1.0 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** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at 65 Main Street, Bushmills. On site is a derelict two storey listed building which is located on a prominent site within Bushmills' Market Square. To the west of the property is a laneway and area of hardstanding. The building is a Grade B2 listed building currently on the Heritage at Risk register.
- 2.2 The site is located within the Bushmills Settlement Development Limit. The site is located within Bushmills Town Centre, Bushmills Conservation Area, an Area of Outstanding Natural Beauty and an Area of Archaeological Potential as designated under the Northern Area Plan 2016.

3.0 RELEVANT HISTORY

- 3.1 LA01/2020/0942/LBC - Partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor - 65 Main Street, Bushmills – Under Consideration

E/2011/0129/LBC - Works to Listed Building including new back return extension and reconstructed outbuilding- 65 Main Street, Bushmills – Permission Granted - 21.12.2011

E/2010/0276/F- Restoration of existing shop & living accomm. Together with 5 No. small "craft shop" units/toilets & hard & soft

landscaping to create streetscape style.- No. 65 Main Street,
Bushmills– Permission Granted - 13.01.2012

4.0 THE APPLICATION

- 4.1 The application is a full planning application seeking the partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor

5.0 PUBLICITY & CONSULTATIONS

External:
Representations

No letters of objection or support have been received in relation to this application.

Internal:
Historic Environment Division – No objections.
Conservation Section – No objections.
DFI Roads – No objections.
Environmental Health – No objections.
DFI Rivers – No objections.
NI Water – 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

- 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

Regional Development Strategy 2035.

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) 2015

Planning Policy Statement 3 (PPS 3) Access, Movement & Parking

Planning Policy Statement 6 (PPS 6): Planning, Archaeology and the Built Heritage.

Revised Planning Policy Statement 15 (PPS 15): Planning and Flood Risk

8.0 CONSIDERATIONS & ASSESSMENT

Principle of Development

- 8.1 The proposed development must be considered having regard to the Area Plan, SPPS and PPS documents specified above.

The site is located within Bushmills Town Centre, Bushmills Conservation Area and an Area of Archaeological Potential as designated under the Northern Area Plan 2016.

- 8.2 Paragraph 6.271 of the SPPS outlines the strategic objectives for town centres as to secure a town centre first approach for the location of future retailing and main town centre uses. Main town centre uses include cultural and community facilities, retail, leisure, entertainment and businesses.
- 8.3 Paragraph 6.272 of the SPPS states that planning authorities must adopt a town centre first approach for retail and main town centre uses. Paragraph 6.281 of the SPPS outlines a sequential test in order of preference for main town centre uses as primary retail core, town centres, edge of centre and out of centre locations, only where sites are accessible by a choice of good public transport modes.
- 8.4 The application site is located within Bushmills town centre and the proposed uses are acceptable in a town centre. This proposal will have a positive impact on the town providing bringing the site and derelict listed building on the heritage at risk register back into use. The principle of the proposed retail use is acceptable in this respect.
- 8.5 The proposal seeks to utilise the upper floors as living accommodation. The proposal falls to be considered under Policy QD 1 of PPS 7 and Policy LC 2 of APPS 7.

Historic Environment

- 8.6 Given that the proposal relates to a listed building and is located within a Conservation Area it falls to be considered under the remit of Policies BH 7, BH 8, BH 10, BH 11 and BH 12 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.
- 8.7 The application site consists of a two storey, Grade B2 listed building. The building is currently derelict and in an advanced state of neglect and decay. The building is a terraced building fronting onto a market square. The front elevation is pebble dashed with boarded up two-pane sliding sash windows. There are two doors located on the left side and an archway located on the right side of the front elevation. The openings have a horizontal emphasis. The rear of the building is partially

collapsed.

- 8.8 Policy BH 7 of PPS 6 states that a change of use of a listed building will normally be permitted where it secures the upkeep, survival, character and architectural or historic interest of the building is preserved or enhanced. Proposals should incorporate details of all intended alterations to the building and its curtilage to demonstrate their effect on its appearance, character and setting.
- 8.9 Policy BH 8 of PPS 6 states that consent will normally only be granted for the extension or alteration of a listed building where the essential character of the building and its setting are retained and its feature 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 match or are in keeping with the building.
- 8.10 Policy BH 10 of PPS 6 states that there will be a presumption in favour of retaining listed buildings. Demolition of a listed building will not be permitted unless there are exceptional reasons why the building cannot be retained in its original or reasonably modified form. Where exceptionally, listed building consent is granted for demolition this will normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition.
- 8.11 Policy BH 11 of PPS 6 states that the development not normally be permitted which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where the detailed design respects the listed building in terms of scale, height, massing and alignment, the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building and the nature of the use proposed respects the character of the setting of the building.
- 8.12 Policy BH 12 of PPS 6 states that development for new buildings, alterations, extensions and changes of use in or which impact on the setting of a conservation area will normally only be permitted when the development preserves or enhances the character and appearance of the area, the scale, form, materials

and detailing of the development respects the characteristics of adjoining buildings in the area, the development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area, important views within, into and out of the area are protected, trees and other landscape features contributing to the character or appearance of the area are protected and the development conforms with the guidance set out in Conservation Area documents.

8.13 Policy BH 14 of PPS 6 states that permission will normally only be granted for the demolition of an unlisted building in a conservation area where the building makes no material contribution to the character or appearance of the area. Where conservation area consent for demolition is granted this will normally be conditional on prior agreement for the redevelopment of the site and appropriate arrangements for recording the building before its demolition.

8.14 The Structural and Condition Report indicates the building as unoccupied and in an advanced state of deterioration. The front façade is indicated to be generally intact but the core structure of the building to be in a very advanced state of disrepair and too dangerous to enter via the front door of the property. The staircase and a significant proportion of the first floor structure is indicated to have collapsed with internal masonry walls failing and partially collapsed with the rear elevation suffering a significant failure.

8.15 The Structural and Condition Report states that it is too dangerous to enter for the purposes of repair and renovation and that the ability for the building to be repaired in-situ to be unfeasible. A proportion of demolition/take-down works are outlined as being an inevitable requirement to progress a renovation/ conversion scheme for the building in a safe manner. As a listed building, the report considers that where historic fabric can be retained it should and the following key structural elements are identified as being capable of retention. These features are considered to be both historic fabric and elements that form part of the character of the property.

- Front Façade (some local repairs to door and window heads may be required)

- Left Flank Wall (viewed from front of property. Some local brick repairs and consolidation)
 - Carriageway flank wall(s) and chimney above
- 8.16 The report concludes the core and rear area of the building including roof structure of the building should be carefully dismantled following an agreed methodology that includes the objective of making best efforts to retain the key elements noted above
- 8.17 The current proposal seeks partial retention and redevelopment of the building to comprise a ground floor shop and first and second floor flat.
- 8.18 The proposal identifies the front façade, left flank wall, carriageway flank walls and chimney as being capable of retention with some repairs and consolidation proposed.
- 8.19 The front elevation is retained in its current design with retention and repairs of existing doors and frames, retention of existing archway with new timber sheeted doors proposed, replacement of existing windows with new timber sliding sashed windows with same size of openings, support and retention of existing chimneys with repairs and replastering to match existing and new traditional clay chimney pots to all chimneys to match adjacent properties, dash rendered walls to match the original front façade and replacement of existing roof with external finish of natural slates to match the existing building. Three roof lights are also proposed at the front and two at the back. The existing flank wall is to be supported throughout the works with the wall careful repointed and plastered. Guttering is proposed to be powder coated black Alumasc heritage cast aluminium heavy grade gutters and fittings.
- 8.20 At the rear, both a single storey and two storey natural slate lean-to-roof are proposed with the section of wall above the single storey lean-to extension rebuilt. The extension includes a new timber sheeted door with casement type timber painted windows at the side and rear of the two storey extension.
- 8.21 Internally, where floors have collapsed they are indicated to be replaced at the same level with new treated softwood floor joists and timber floor boards and bracing. New internal walls are

proposed to subdivide the rooms and the proposed flat and shop use. Secondary glazing is proposed for windows internally.

8.22 The shop is located on the ground floor and comprises a shop area, WC with access to the ground floor of the rear two storey extension proposed as a staff/store room. Access is then available to the rear from this room. The flat is accessed from the left-most front door which serves a hall which provides access to the first and second floor. The second floor is a half storey located within the roof. The flat utilises the second floor of the proposed lean-to as a bathroom/WC and includes an open plan living/kitchen/dining area and three bedrooms.

8.23 Historic Environment Division were consulted on the proposal in relation to the partial demolition of the building, impact on the listed building and its setting and in relation to the impact on listed building and their associated settings within the surrounding area.

8.24 Historic Environment Division (Historic Buildings) advised that having considered the impacts on the proposal on the listed building and on the basis of the information provided that they are content with the proposal, as presented with conditions. They outline that these comments were made in relation to the requirements of paragraphs 6.12, 6.13 and 6.15 of the SPPS and policies BH 8, BH 10 and BH 11 of PPS 6. The proposed conditions relate to works, materials and finishes to be indicated as per the drawings, details of the work and the design of the proposal.

8.25 The building is of special historical interest, is derelict, in a poor state of repair and is currently on the Heritage at Risk Register. Policy BH 10 of PPS 6 outlines a presumption in favour of the retention of listed buildings with demolition only permissible in exceptional circumstances. The submitted Structural and Condition Inspection report outlines that that the front façade, left flank wall, carriageway flank wall and chimneys can be retained. The proposal includes demolition of structures at the rear. These are to be replaced with new extensions generally within the same footprint with the exception of two rear outbuildings.

8.26 Policy BH 10 only allows demolition in exceptional circumstances and the demolition of the building in its entirety is

not considered to be permissible given its listed status and due to the condition of parts of the building indicating that elements of the building can be retained.

8.27 The Structural and Condition Inspection report indicates that the building is currently too dangerous to enter for the purposes of repair and renovation and that the ability for the building to be repaired in-situ to be unfeasible. Without repair and renovation work being carried out there is potential that the building will be lost in its entirety. Given that the building cannot be repaired without partial demolition and given the extent of the building which can be retained including its principal elevation it is considered that an exceptional circumstance for partial demolition has been demonstrated.

8.28 Listed building consent accompanies this application under LA01/2020/0942/LBC. Under that application, the principle of development has been accepted. Conditions are included from Historic Environment Division relating to recording which have been applied.

8.29 The proposal is considered to satisfy Policy BH 10 of PPS 6.

8.30 The previous use is recorded as a dwellinghouse with the proposal seeking to use the building as a shop on ground floor with flat over the first and second floors. The re-development and re-use of the listed building with the proposed repairs and extensions will ensure its upkeep and survival by bringing the building back into use. No objections have been raised in relation to the demolition, repair and renovation works to the existing building by Historic Environment Division. The character, architectural and historic interest of the listed building will be both preserved and enhanced. The proposed materials and finishes, architectural features and design are considered to be sympathetic and in keeping and would not be detrimental to the character of the listed building. There are no changes in the scale, height, alignment and massing of the existing listed building. There are minor design changes but given the poor condition of the building, these design changes will enhance it. The design of the rear extensions respect the scale, height, massing and alignment of the existing listed building. The proposed change of use, alterations and extension of the listed building is considered to be acceptable and the proposal will not

adversely affect the setting of a listed building. Policies BH 7, BH 8 and BH 11 of PPS 6 are satisfied.

- 8.31 Conservation Section were consulted on the proposal in relation to its location in Bushmills Conservation Area and any potential impacts on built heritage within the area.
- 8.32 Conservation Section have advised that the building is located in a prominent key corner location of Market Square, within the historic core of the Bushmills Conservation Area. Whilst the building is currently in a poor condition it still exhibits attractive traditional architectural features and two storey form which has a strong unity and rhythm to the existing streetscape and is considered to make a positive contribution to the character of the Bushmills Conservation Area.
- 8.33 Conservation Section advise that they welcome the partial retention/demolition approach with the 3 elements as originally identified in the Mann Williams Structural Report now being proposed to be retained as key elements of the historic fabric, with the amended plans/further information provided now reflecting these recommendations. This includes the following elements: Front Façade (some local repairs to door and window heads may be required); Left Flank Wall (viewed from front of property. Some local brick repairs and consolidation) and Carriageway flank wall(s) and chimney above.
- 8.34 Conservation Section have advised that their view is that these 3 retained elements are important to the setting of the Conservation Area. Conservation Section would therefore have no further concerns under the policy context of Paragraphs 6.15, 6.18 & 6.19 of the SPPS, Policies BH10 & BH14 of PPS6 and the Bushmills Conservation Area Design Guide.
- 8.35 Following further discussions with Conservation Section they have advised that the additional drawings as previously requested (Consultation response of 21st September), whilst beneficial for clarification purposes, would not now be considered essential as it is understood that the 3 elements of historic built form are to be retained in their entirety and that any change to this stance would require further review and approval.

8.36 As highlighted by Conservation Section, the building is located in a prominent position within the market square and the historic core of the Conservation Area. Extensive views are possible of the front façade of the building given its position within the square. The front façade is to be retained along with the flank walls. The openings on the front elevation are to remain as existing with new conservation roof lights proposed. There are proposed repairs and replacements of elements of the front elevation including replacement windows, dashed walls to match existing, repair of existing doors and new timber sheeted softwood doors to existing archway and natural slate roof. These materials are in keeping with that of the character of the building, character and appearance of the conservation area and are considered to satisfy the Bushmills Conservation Area guidance.

8.37 The change of use from a dwelling to a shop/flat is not considered to impact on the character or appearance of the Conservation Area. These mixed uses are in existence within the Conservation Area.

8.38 The rear of the premises has collapsed with proposed new rear wall and two new rear returns. The existing building had a rear return located at the rear. However, given the condition at the rear, demolition is proposed. The views of the proposed back wall and returns are limited given the siting and location at the rear. The proposed design of these elements are considered to satisfy the guidance outlined within Bushmills Conservation Area Guide. The proposed programme of archaeological works includes structural analysis/historic fabric analysis and monitoring of demolition works. The demolition of these rear elements will facilitate the re-use of the building, improve its condition and address safety concerns.

8.39 Policies BH 10 and BH 14 of PPS 6 are considered to be satisfied.

8.40 The application site is located within an Area of Archaeological Potential as designated within the Northern Area Plan 2016.

8.41 Historic Environment Division: Historic Monuments were consulted on the proposal and advised that as it is not possible to undertake a historic built fabric survey at this time HED (Historic Monuments) is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement

and implementation of a developer-funded programme of archaeological works. This should include provision for monitoring demolition works alongside some structural analysis / historic fabric analysis if it is safe to do so. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.

- 8.42 Features of built heritage are identified from the proposal. Archaeological features will be identified through the programme of works proposed and incorporated into the proposal if necessary.
- 8.43 It is considered that the proposal should satisfy the requirements of Policy BH 4 of PPS 6 with the application of these conditions.

Design

- 8.44 There are no changes in the eaves or ridge heights of the building or topography of the site. The front façade and flank walls are to be retained. The roof heights align with that of the adjoining terraced properties. The proposed massing is similar to that existing. The proposal is located within the same footprint of the existing building. The extensions at the rear are subordinate, well proportioned and sit at the eaves in the case of the two storey extension. The appearance of the building to that existing. There are no externals, landscaping or hard surfacing proposed. The proposal maintains and enhances the form, character and architectural features, design and setting of the existing building. The proposal is considered to respect the surrounding context and to be appropriate to the character and topography of the site. The proposed form, materials and detailing have been assessed in the previous section and are considered to draw upon the best local traditions given the listed nature of the building.
- 8.45 There is no adverse effect on local character, environmental quality or residential amenity of the surrounding area from the proposal. The proposed uses are in existence within the immediate area.

8.46 The proposed flat is self contained with its own individual access located at the ground floor and front of the building.

8.47 The flat is not wholly at the rear of the property without access to the public street.

Amenity Space

8.48 There is no public open space associated with the proposal given that the proposal relates to a historic building which accesses directly onto the pavement.

8.49 There is private amenity space located to the rear. However, this space is shared with the shop located below the proposed flat.

8.50 Given that there is permitted development associated with facilitating living over the shop which will require the usage of shared space, the location within the town centre and the extent of space available, it considered that there is adequate provision for private amenity space.

8.51 The internal floorspace for the proposed apartment is approximately 116 square metres. This is less than 150 square metres outlined under Policy LC 2 of APPS 7. However, the proposal is considered to provide sufficient space for one flat. Weighing this up with the proposal facilitating the bringing of a listed building back into use, the floor space is considered to be acceptable.

Access and Parking

8.52 The existing building is located on Main Street, Bushmills. Access to the rear is via a laneway located further to the south of the proposal from a public car park. This laneway passes the rears of No's 67 – 79 Main Street to an area of hardstanding at the rear proposed paving located to the south of the existing building and return from Main Street. Alternative access is available via the archway to the front of the property.

8.53 There is adequate and appropriate car parking available to serve the proposal located at the rear of the property within the application site and within the rear area of hardstanding

indicated within the applicants ownership. Car parking is also available on street directly to the front of the property.

8.54 DFI Roads were consulted on the proposal and advised that they had no objection to the proposal subject to informatives.

8.55 There are no changes to existing access arrangements. The proposal is considered to comply with the requirements of PPS 3.

8.56 The proposal provides a movement pattern that supports walking and cycling and has convenient access to public transport given its town centre location. The development meets the needs of people whose mobility is impaired and respects existing public rights of way. There are no traffic calming measures required for the proposal.

Flooding

8.57 The proposal is located within the 1 in 100 year fluvial flood plain and falls to be considered under Policy FLD 1 of PPS 15. The policy requires that it be demonstrated that the proposal constitutes one of the exceptions to policy.

8.58A Flood Risk Assessment was submitted for the proposal. The Flood Risk Assessment considers the proposal to constitute an exception as replacement of an existing building.

8.59 Given the nature and scale of the proposal it is considered to fall under this exception and not to constitute a significant intensification of use.

8.60 The Flood Risk Assessment outlines a 1 in 100 year fluvial flood level of 8.88m OD rising to 8.99m OD under climate change. DFI Rivers advise that they are in agreement with these levels.

8.61 DFI Rivers advise that the building will have a finished floor level of 8.98m OD which is less than the 600mm recommended freeboard. DFI Rivers highlight Section 4.2.2 of the FRA which includes flood resistant and resilient construction up to a level of 9.48m OD. DFI Rivers recommend that these measures are followed.

- 8.62 Section 4.2.2 recommends the use of flood resilient materials on the ground floor. It acknowledges that the selection of materials will be dictated by the requirements of the listed building status and where no improvement is possible the situation remains neutral when compared to the existing situation.
- 8.63 Given that the proposal relates to an existing listed building, there is limited scope for the usage of flood resilient materials in its construction and given the protected nature and character of the building. As highlighted in Section 4.2.2 it is considered that the site characteristics will be as existing with no change to the current situation with construction of the proposal.
- 8.64 DFI Rivers have advised that they cannot comment on the acceptability of the flood management plan contained within Appendix C of the Flood Risk Assessment and as to whether it is safe.
- 8.65 DFI Rivers advise that the Planning Authority should make the final decision on whether the flood plan, proposed development and scale of the intensification of use are acceptable. They advise that the Planning Authority may consider the proposal to be an intensification of use which will increase flood risk and advised that the department consider paragraph 6.21 of PPS 15 which states:
- ‘a replacement proposal which involves significant intensification of use, for example through increasing the existing footprint or change of use, will be resisted if this would have the effect of introducing more people to a high flood risk area’*
- 8.66 This proposal seeks the redevelopment of an existing derelict listed building. The site conditions will be the same as existing and any impacts from flooding will be the same as existing given the re-development of the proposal. Given that any flood impacts will be the same as existing, it is a matter for the applicant in relation to the implementation of the flood management plan.
- 8.67 The proposal is not considered to be an intensification in use given the re-development nature of the proposal.

8.68 The requirements of Policy FLD 1 of PPS 15 are considered to be satisfied.

8.69 There are no designated watercourses on the site as indicated by DFI Rivers, any undesignated watercourse identified will fall under Policy FLD 2. The proposal does not require a drainage assessment under Policy FLD 3 given the scale of development proposed. Policies FLD 4 and 5 are not applicable to the proposal.

Sewerage

8.70 The proposal intends to use mains for water supply and sewage disposal and surface water disposal.

8.71 NI Water have recommended the application be approved with standard planning conditions. They advise of capacity at the waste water treatment works and that the public foul sewer, surface water sewer and water supply may be already connected to the existing network with applications required to re-use the existing connection.

Noise, Disturbance and Amenity

8.72 The proposal is located on a corner site and the proposal seeks to retain the front façade and flank walls. There is re-development at the rear given the condition of the building to include new rear wall and two returns.

8.73 Given that the eaves and ridge height of the building matches that existing there will be no loss of light or overshadowing from the building. The proposed returns replace buildings in the same footprint. The single storey return will not result in any unacceptable loss of light or overshadowing given its scale and siting. The two storey return is located on the boundary and adjoins a single storey lean to extension within the adjoining premises. It replace an existing two storey return. There are no concerns of unacceptable loss of light or overshadowing from the two storey rear return.

8.74 There are no concerns in relation to overlooking from the front of the proposal. The former use was that of a dwellinghouse. Views from the front windows are similar to that existing. Conservation roof lights are proposed at the front and rear of the premises.

These rooflights serve bedrooms. Given the size of the window openings and extent of views possible to the front and rear, any views would not be unacceptable. The rear facing windows look into the existing yard. At first floor these are from a bathroom and kitchen window. There are no concerns with these views. There are windows located on the side. The two windows on the gable serving the bedroom and hall at second floor are existing. Given the former use, there are no concerns with views from these windows. There is a proposed side facing window on the first floor of the two storey extension which serves a hall. Given the nature of the usage of this room there are no overlooking concerns.

8.75 Environmental Health have advised that they have no adverse comment with respect to the proposal and have provided informatives in relation to noise, amenity impacts, lighting, contamination, dust, asbestos and refuse storage.

9.0 CONCLUSION

9.1 The proposal is considered acceptable having regard to the Northern Area Plan 2016 and other material considerations including the SPPS. The scheme is compliant with current planning policy through the retention of the historic fabric as identified in the Structural Report and the redevelopment of an important historical building in this prime location. Approval is recommended.

10.0 Conditions and Informatives

Conditions

1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2	<p>All works, materials and finishes shall be as noted on Drawing Nos 03C and 04C date stamped 9th September 2022.</p> <p>Reason: in order to retain the character and appearance of the special architectural and historic interest of this listed building.</p>
3	<p>The proposed materials shall be:</p> <p>Roof: Natural Slate to match existing historic slate in type, colour, gauge and size.</p> <p>Walls: Dashed rendered finish to match existing/ Render bands to openings.</p> <p>Windows/Doors: Painted timber.</p> <p>RWG: Heritage heavy duty cast aluminium.</p> <p>Reason: in order to retain the character and appearance of the special architectural and historic interest of this listed building.</p>
4	<p>All works of making good to the existing fabric, shall be finished exactly, to match the adjacent existing work with regard to the materials, detail & methods used.</p> <p>Reason: in order to safeguard the special architectural or historic interest of this listed building.</p>
5	<p>The materials for the extract vents to walls shall be metal and of a suitable period detail.</p> <p>Reason: in order to safeguard the special architectural or historic interest of this listed building.</p>
6	<p>The proposed timber windows shall have no in-frame ventilators installed. The proposed timber windows shall be slim profile, double glazing, putty faced and as detailed on Drawings No. 03C and 04C date stamped 9th September 2022</p>

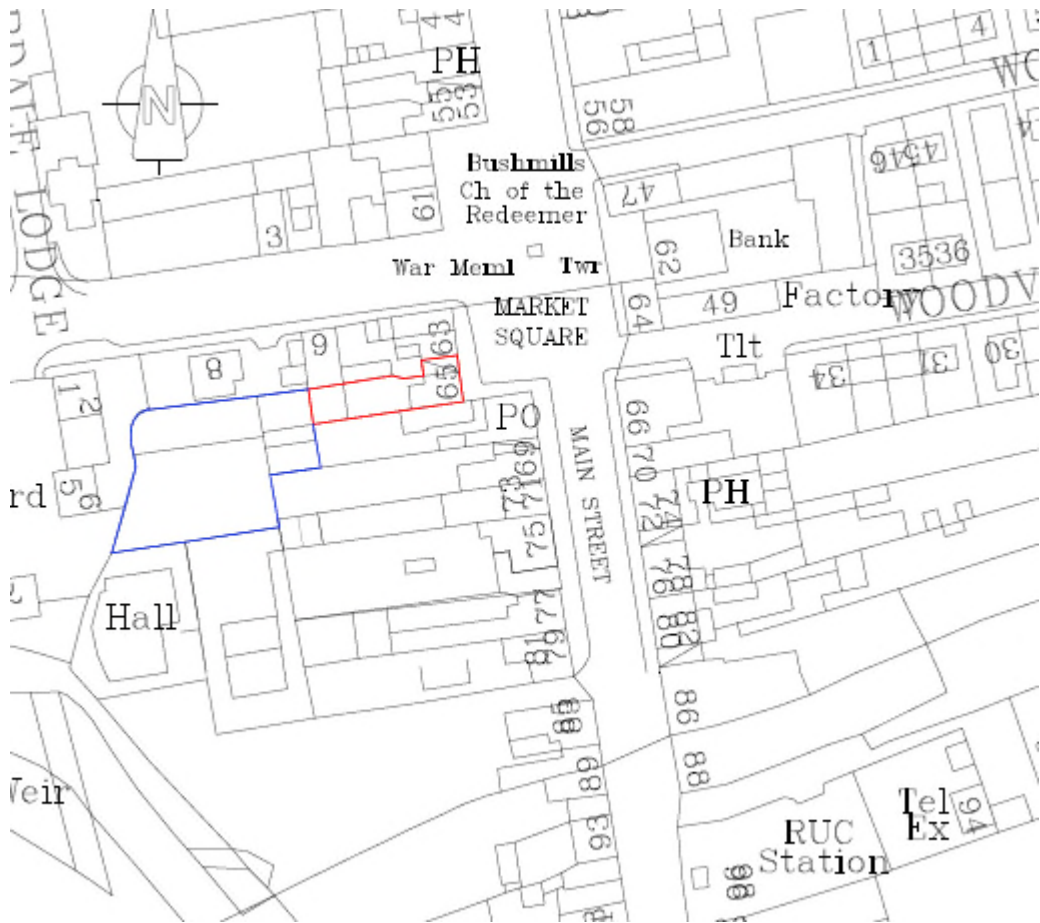
	<p>with final coat of paint hand painted brush finish.</p> <p>Reason: in order to safeguard the special architectural or historic interest of this listed building.</p>
7	<p>No development shall commence until samples of the new sash windows to be used are submitted to and agreed in writing by the Council in conjunction with Historic Environment Division. The works shall thereafter be carried out solely in accordance with the approved samples. A sample of each window shall be retained on site until the project is complete.</p> <p>Reason: in order to safeguard the special architectural or historic interest of this listed building.</p>
8	<p>The proposed traditional clay chimney pots and chimney plaster detailing shall match that existing.</p> <p>Reason: in order to safeguard the special architectural or historic interest of this listed building.</p>
9	<p>No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Causeway Coast and Glens Borough Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The identification and evaluation of archaeological remains within the site; <input type="checkbox"/> Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ; <input type="checkbox"/> Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and <input type="checkbox"/> Preparation of the digital, documentary and material archive for deposition. <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>

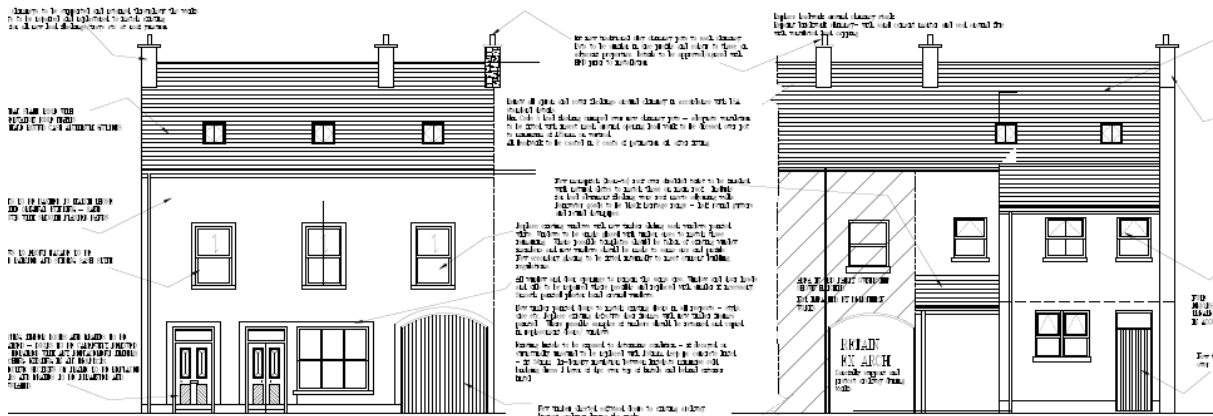
10	<p>No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under Condition 9.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
11	<p>A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under Condition 9. These measures shall be implemented and a final archaeological report shall be submitted to Causeway Coast and Glens Borough Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.</p> <p>Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.</p>
12	<p>The operations of the development hereby approved shall not commence until a flood risk management plan has been submitted and agreed in writing by the Council. The flood risk management plan shall detail how users of premises will be made aware of the risk of flooding in a 1 in 100 year event and include details of how flood risk will be managed and mitigated.</p> <p>Reason: To ensure the safety of the users of the premises</p>
13	<p>The historic fabric of the building shall be retained as identified in Doc 1 'Structure and Condition report' date stamped 14th July 2022 and drawings No. 02B received the 19th July 2022 and 03C and 04C received 9th September 2022.</p> <p>Reason: To maintain the historic fabric of the listed building and Conservation Area.</p>

Informatives

1	This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2	This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3	This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
4	This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5	You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at http://epicpublic.planningni.gov.uk/publicaccess/ .
6	The developer is advised to carry out their own assessment of flood risk and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere.
7	The developer is advised to consider the active resistance flood mitigation measures as outlined under Annex E of PPS 15 given the location of the existing building within the floodplain.

Site Location Map and Site Plan





FRONT ELEVATION Scale 1/50

REAR ELEVATION Scale 1/50

- NOTE:**
- material like
 - finished with smooth plaster band
 - white plaster
 - white plaster
 - white plaster
 - white plaster

GENERAL NOTES:

1. All work to be in accordance with the latest edition of the Building Code of the City of Manila.

2. The contractor shall be responsible for obtaining all necessary permits and clearances from the appropriate authorities.

3. The contractor shall be responsible for the safety of the workmen and the public during the construction.

4. The contractor shall be responsible for the protection of the existing structures and utilities.

5. The contractor shall be responsible for the disposal of waste materials.

6. The contractor shall be responsible for the maintenance of the site during the construction.

7. The contractor shall be responsible for the completion of the work within the stipulated time.

8. The contractor shall be responsible for the quality of the work.

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14. The contractor shall be responsible for the quality of the work.

AS A TRUSTED ARCHITECT I CERTIFY THAT THE DRAWING REPRESENTS THE WORK AS DESCRIBED AND THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICE OTHER THAN ARCHITECTURAL. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE OTHER THAN ARCHITECTURAL.

