



Planning Committee Report LA01/2019/1319/F	24th June 2020
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>App No:</u>	LA01/2019/1319/F	<u>Ward:</u>	Garvagh
<u>App Type:</u>	Full Application		
<u>Address:</u>	Garvagh War Memorial, Main Street, Garvagh, BT51 5AE.		
<u>Proposal:</u>	Renovation of a Grade B listed war memorial, re-roofing of existing towers, re-pointing and masonry repairs, new floors at each level, new lighting scheme including re-location NIE cable.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	27/11/2019
<u>Listed Building Grade:</u>	B1	<u>Target Date:</u>	11/03/2020
Applicant:	Causeway Coast and Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY.		
Agent:			
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Executive Summary

- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 6 and the Rural Planning Strategy for Northern Ireland.
- No objections were received for this proposal.
- Site is located within Garvagh town centre as defined in the Northern Area Plan.
- The potential impacts of the proposal relate to:
 - The Grade B1 Listed Building – Historic Environment Division have no objection to the proposal.
 - The character and appearance of the surrounding area within the development limits of Garvagh – Proposed renovation is sympathetic to its surroundings.

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the recommendation set out in 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 SITE LOCATION & DESCRIPTION

- 2.1 Located within the application site is the Garvagh War Memorial. The Memorial is bound by historic walls to the west and south of the site with the remainder of the siting open for public interaction.
- 2.2 The application site is located within Garvagh town centre as set out in the Northern Area Plan 2016. The surrounding area is characterised by a mix of typical town centres uses including retail and residential.

3 RELEVANT HISTORY

LA01/2019/1187/LBC – Associated Listed Building Consent application for the renovation of a Grade B listed war memorial, Re-roofing of existing towers, Re-pointing and masonry repairs, new floors at each level, new lighting scheme including re-location NIE cable.

4 THE APPLICATION

- 4.1 Full planning permission is sought for the renovations to a Grade B1 listed building. Renovations include the re-roofing of the existing towers, re-pointing and masonry repairs, new floors at each level and a new lighting scheme which includes the re-location of a NIE cable.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There are no objections to this proposal.

5.2 Internal

Historic Environment Division: 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 (NAP)

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

A Planning Strategy for Rural Northern Ireland

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposed development must be considered, having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: principle of the development, impact on Listed Buildings and the impacts on the surrounding townscape.

Principle of Development

- 8.2 The SPPS promotes sustainable development throughout the planning system. The guiding principle for planning authorities is that sustainable development should be permitted, having regards to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.
- 8.3 As the site is located within a settlement and relates to the maintenance and repair of a Listed Building the principle of the development is considered acceptable.

Impact on Listed Building

- 8.4 The proposed renovations shall respect the existing features of the memorial which is a Grade B1 Listed Building and of a significant architectural merit. The works proposed are for maintenance and repair, with the proposed changes being repaired or replaced, to match the memorial's existing features. Repairs and replacements are necessary to address issues such as; failing concrete dressings, defected cemented and rendered battlements, and the cracking / deteriorating state of plinths, lintels and inscriptions amongst others. Additionally, a new lighting system is proposed to improve the illuminations of the memorial.
- 8.5 Historic Environment Division (HED) were consulted in regards to the impact of the works on the Grade B1 listed building and determined that the proposed renovations satisfies the policy requirements of paragraphs 6.12 and 6.13 of the SPPS, Policy BH 8 (alteration or extension of a listed building) and Policy BH 11 (Development affecting the Setting of a Listed Building) of

PPS 6, Planning, Archaeology and the Built Heritage, subject to a requested condition. The application is accompanied with an application for Listed Building Consent, reference LA01/2019/1187/LBC.

Visual Impact on surrounding Townscape

- 8.6 The site is located within Garvagh town centre as defined in the Northern Area Plan 2016. Policy DES 2 of 'A Planning Strategy for Rural Northern Ireland' outlines the importance of land use, amenity and design within a town. It states that all proposals should make a positive contribution to townscape and be sensitive to the character of the area surrounding the site. The proposed renovations to the Garvagh War Memorial shall not have an adverse impact on the character of Garvagh town centre nor will it impact upon residential amenity.

Habitat Regulations Assessment

- 8.7 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.

9.0 Conclusion

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan and other material considerations including the SPPS, PPS 6 and a Planning Strategy for Rural Northern Ireland. Due to the nature and scale of the proposal there will be no detrimental impact on the surrounding area and consultees have raised no concerns with the proposed works. Approval is recommended.

10.0 Conditions

- 10.1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

- 10.2 The original lead floor covering on level 2 shall be reinstated and not synthetic membrane as indicated on the drawings.

Reason: To preserve the Grade B1 Listed Building.

10.3 The lighting scheme shall be designed, specified, implemented and maintained in such a manner that it does not give rise to any adverse impacts to residential amenity due to light.

Reason: To protect residential amenity.

SITE LOCATION PLAN

