



Planning Committee Report LA01/2018/1184/LBC	25th March 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> LA01/2018/1184/LBC	<u>Ward:</u> Portrush and Dunluce
<u>App Type:</u> Listed Building Consent	
<u>Address:</u> Old Life Boat Shelter, Ramore Avenue, Portrush, BT56 8AY	
<u>Proposal:</u> Provision of a single storey side extension to an existing vacant building, including internal refurbishment for the change of use to a licensed restaurant	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 03.10.2018
<u>Listed Building Grade:</u> B2	
 Applicant: Causeway Coast And Glens Borough Council	
Agent: N/A	
 Objections: 10 (8no. objectors) Petitions of Objection: 0	
Support: 0 Petitions of Support: 0	

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The proposal meets the requirements of Policy BH7 in terms of a conversion of a listed building in the countryside.
- The proposed external extension and alterations are acceptable in terms of design and Policy BH8 and are visually appropriate in this rural context.
- There are no adverse impacts upon archaeology.
- 10 letters of objection has been received in relation to this application and have been considered.
- The statutory consultee has raised no concerns for this application
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS and PPS6.

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 GRANT Listed Building Consent subject to the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at the Old Life Boat Shelter Ramore Avenue, Portrush. On the site is a single-storey grade B2 listed building which has been used as a former RNLI lifeboat shelter. The existing building has a white rendered finish and red rendered detailing a base and eaves levels. Below the red rendered detailing at base level is an existing stone base. The existing roof gives the appearance of a low angled pitch in the front and rear façade, however is essentially a flat roof and this is visible via the gable elevations. In the front façade there is an existing timber access door which has been painted red.
- 2.2 In the western gable elevation there is an existing single-storey modern toilet block which has a stone and timber finish. The toilet block has been finished with a flat roof. There are two small windows in the western gable. There are existing bollards at the side of the building in the western elevation. In the eastern gable there are 4 existing windows. Directly adjacent to the building at the eastern gable is a notice board and area of hardstanding used as a viewing platform towards the coastline and Irish Sea. At the rear of the building is a high level window and what appears to be an access door for boats onto an old slipway. The slipway is in a state of disrepair. There is an existing metal walkway, with 1m high metal balustrading in the rear façade.
- 2.3 The site is located just outside the development limit of Portrush and is within the countryside area as designated under the NAP

2016. The application site lies within close proximity to the Skerries and Causeway SAC, is within the Ramore Head and Skerries ASSI and Portrush West Strand ASSI. The site falls within the Ramore Head Local Landscape Policy Area (LLPA). The existing building on site is a grade B2 listed building built in 1860.

3.0 RELEVANT HISTORY

- 3.1 C/2011/0591/F- Lansdowne Shelter, Lower Lansdowne Road, Portrush, BT56 8AY- Restoration and Refurbishment of Existing Shelter Building. Demolition of Existing Internal Toilets. Re-roofing. Re-rendering. Construction of New Public WC facilities and entrance lobby linked to Shelter
Granted 07.02.2012.

LA01/2018/1193/F - Old Life Boat Shelter, Ramore Avenue, Portrush, BT56 8AY. Provision of a Single Storey Side Extension to an existing vacant building, including internal refurbishment for the change of use to a licensed restaurant.
Current application.

4.0 THE APPLICATION

- 4.1 Listed Building Consent is sought for a single-storey side extension to an existing vacant building, including internal refurbishment for the change of use to a licensed restaurant. The single-storey extension will be finished with a timber weather board cladding and glazing and will have a roof terrace, surrounded by glass balustrading. A new access door has been proposed in the western gable to access the new roof terrace. A new rear decked area has been proposed. New steel balustrading has been proposed in the western elevation, eastern elevation and rear elevation.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

10 letters of objection have been received in relation to this application which has raised the following points of concern:

- 1) The proposal does not compliment the Landsdowne Master Plan as a restaurant use is not linked to the harbour use. The scheme does not complement the objectives within the Landsdowne Master Plan.
- 2) The Landsdowne Master Plan clearly indicates that the shelter would be used for maritime purposes only. A restaurant use is not a maritime usage.
- 3) There are too many restaurants within the immediate area and the Council should reconsider and the proposed use would destroy the ambiance of the historic building. The Council should be enhancing the maritime use of the harbour.
- 4) The Portrush Buildings Preservation Trust made a proposed use for the building as a Community, Maritime Heritage and Water sports Centre. The conversion of this building would add to the maritime history of the Harbour and encourage water sports activities on the East Strand and provide additional tourism to the town. The proposed use in contrary to the maritime heritage of the area.
- 5) The proposed side extension is not in keeping with the character of the existing listed building. The building should be used for a community use.
- 6) The scheme does not support the future use of Portandhu Harbour. The reopening of Portandhu Harbour and securing an appropriate and sustainable use for the lifeboat shelter to help reactivate the coastline should be proposed. This will enable more people to understand, participate and enjoy maritime heritage.
- 7) What is required from the Council is a commitment by the Council to pursue the development of land-based facilities to attract cruise ships into Portrush. A major part of this development would entail the re-opening of Portandhu Harbour. It is the only sheltered water along this stretch of the Northern Ireland Coast, it is underutilised and a natural anchorage for cruise ships.
- 8) The NE and SW elevations should the use of glazing at ground and first floor level. This does not take account of the

potential risks to persons in or near the building during a severe storm event.

- 9) With an increasing number of storm events and sea level rise, the proposed development may come under increasing threat from the sea in the future. What measures are there to combat this threat?
- 10) This shelter and Portandhu Harbour were meant to be development together. There is no mention of Portandhu Harbour within this application.
- 11) The proposed design is not suitable for purpose and does not take account of the potential damage which could be caused by storm events. Especially to the railings and glazing facing north-east.
- 12) The construction of an external decking area over the existing slipway to the rear of the building detracts from the historical significance of the building and will undoubtedly be subject to damage from storms.
- 13) There is an oversupply of restaurants of Portrush. Within the town boundary there are 15 restaurants, 15 cafes, 2 Pizza outlets and 4 other fast food outlets. A further restaurant is not required.
- 14) The Portrush Building Preservation Trust estimates that the cost of the building conversion would be in excess of £200,000 and we presume this sum will fall to be paid by the Council.
- 15) The cooking smells and bustle associated with a restaurant at the end of an open green peninsula used by walkers and those looking for a peaceful place away for the busy town does seem to be an appropriate activity at this location.
- 16) The Coleraine Yacht Club and Portrush Building Preservation Trust recently submitted a proposal to the Council which comprised a mixed-use scheme to enable the building to be utilised for activities such as yacht racing, boat building, sea-kayaking and a small maritime museum, combined with a modest coffee-shop element. This would

enable the building to serve as a community asset. A restaurant use is not acceptable at this location and is not in accordance with the Landsdowne Master Plan.

5.2 Internal:

Historic Environment Division- Protecting Historic Buildings and monuments: No objections to the scheme subject to conditions.

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) 2015

PPS 6- Planning, Archaeology & the Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The proposal is located within the rural area just outside the Portrush development limit.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy document specified above. The main considerations in the determination of this application relate to: principle of development regarding the use of the building and the potential impacts on the listed building.

Principle of Development and the use of the building

- 8.3 Sustainable development is at the heart of the SPPS including the promotion of sustainable patterns of development which include the re use of historic buildings where appropriate.
- 8.4 The SPPS advises that development involving a change of use and or works of extensions and alteration may be permitted particularly where this will secure the ongoing viability and upkeep of the building. It is important that such development respects the essential character and architectural / historic interest and that the features of special interest remain. It also states that the best viable use that is compatible with the fabric, setting and character of the building.

- 8.5 Policy BH 7 Change of Use of a Listed Building also applies. The policy states that permission will normally be granted for a 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.
- 8.6 The justification and amplification of policy BH7 advises that new compatible uses should be found for historic buildings where they can no longer reasonably be expected to serve their original use and where the integrity of their built fabric is under threat.
- 8.7 It is likely that the survival of such buildings will only be achieved through sympathetic schemes for their appropriate re-use. In most cases this will mean a use which is economically viable and may necessitate some degree of adaptation to the building. The proposed extension, decked area and other external alterations are required to make the scheme economically viable.
- 8.8 The use of a restaurant is considered acceptable and HED have no objections to the proposed change of use. The change of use is not considered to have a detrimental in the historic nature of the building but will safeguard it for the future.
- 8.9 Many of the letters of representation object to the use and state that it should be used for a maritime use in connection with the adjacent Portandoo Harbour. References were made to the aims and objections being contrary to those proposed in the former Coleraine Borough Councils' Masterplan for Landsdowne. The Masterplan stated that viable and economically sustainable functions for building must be identified. That any use must complement the historic nature, primary maritime role and design of the building. Facilitate public access and enjoyment and contribute to the animation and viability of this section of Portrush. The future use of the shelter should be linked to the use of the Portandoo Harbour.
- 8.10 The use for a restaurant is the only viable option that has been considered by the Council which would secure the upkeep and maintainable of this locally important building. HED have no

objection to the use and find the proposal acceptable when assessing against policy BH 7.

8.11 Policy BH 8 Extension or Alteration of a Listed Building applies to this proposal. The policy states that permission will only be normally granted for an extension or alteration of a listed building where all the following criteria are met:

8.12 *a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired.*

The existing building will be retained and the unique roof and external façade characteristics will be improved by material updates and refurbishment.

8.13 *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.*

The proposed materials and external alterations are considered to be sympathetic to the existing building on the site and will complement the historic design. A lime base render with a white paint will be used to the external walls. The red detailing at roof and base level will also be retained. The proposed extension, decked area and balustrading proposed materials will not detract from the character of the existing building.

8.14 *c) The architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.*

The proposed windows will be retained and one will be removed from the western gable. A new aluminium door frame and glazing has been proposed in the rear elevation and a new timber sheeted bi folding door in the front elevation. The new doors will match the unique character of the existing building and will have red frames and painted red to match the existing building.

8.15 Representations received in relation to the design have been fully considered. The proposal has been found acceptable by the Historic Buildings and meets with Policy BH 6.

Archaeology

- 8.16 As the application site is located in close proximity to the coastline they was the potential for archaeology impacts. Historic Environment Division was consulted in relation to the proposal. HED Historic Monuments assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

Other Matters

- 8.17 Representations to the proposal have been fully considered under associated full application and this application where relevant to Listed building consent.

9.0 CONCLUSION

- 9.1 This proposal is considered acceptable in this location having regard to the Northern Area Plan and other material considerations. The proposed use and alterations will secure the upkeep and retention of the lifeboat shelter which has an important social history and is a good example of architectural style of the mid nineteenth century. The proposal is considered acceptable having regard to the policy guidance set out in the SPPS and PPS 6. Approval is recommended.

10.0 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.

2. Existing single glazed, opaque painted windows to listed building shall be retained.

Reason: To protect the fabric, aesthetic and setting of the Listed Building.

3. The existing opaque painted, timber sheeted, bi-folding doors to the front elevation shall be retained and repaired. New fixed glazing behind existing bi-folding doors shall be powder coated aluminium.

Reason: To protect the fabric, aesthetic and setting of the Listed Building.

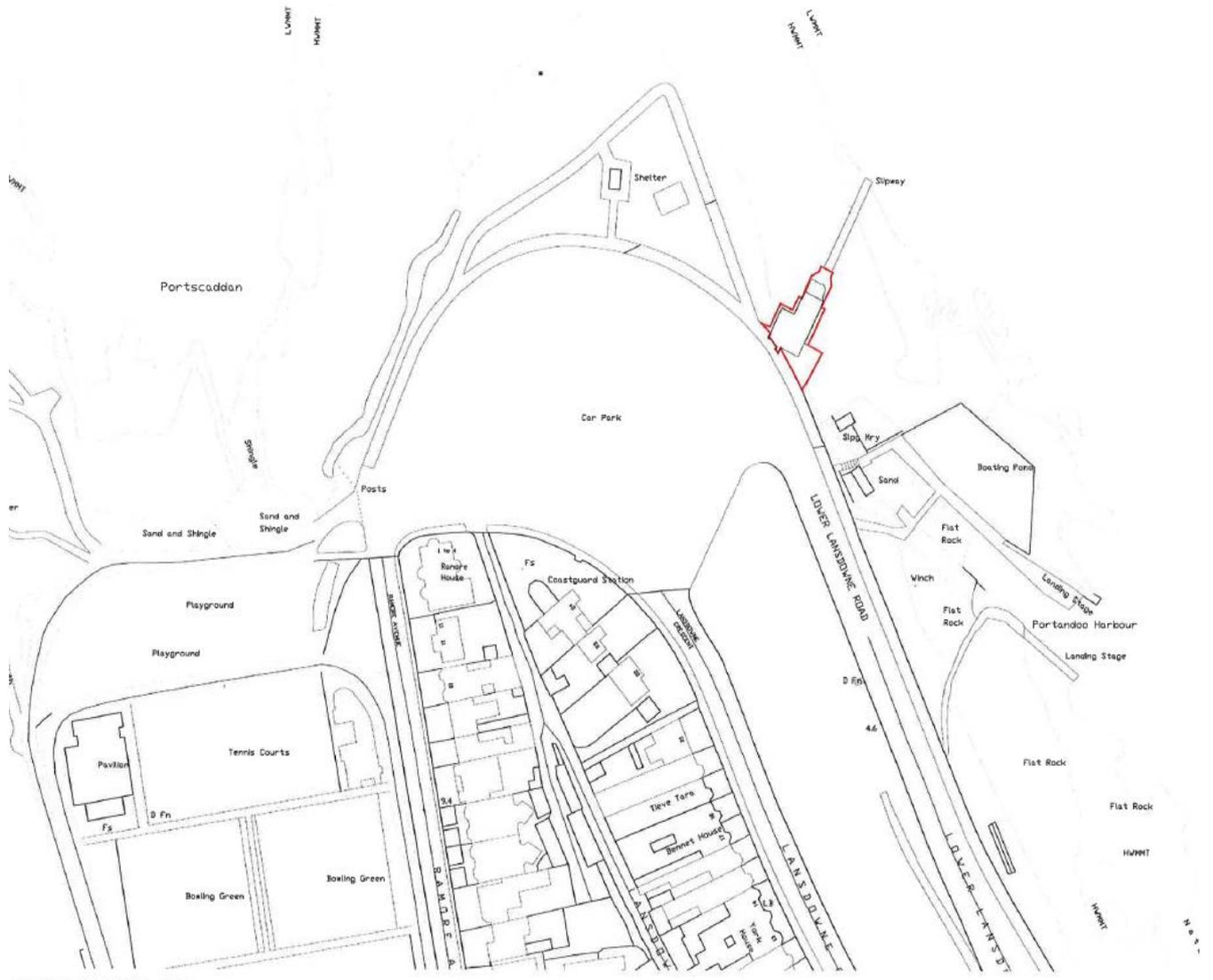
4. Repairs to existing render and plaster shall be completed in lime.

Reason: To protect the fabric, aesthetic and setting of the Listed Building.

5. The existing window proposed for removal to the North West Elevation shall be retained and stored for potential future reuse.

Reason: To protect the fabric, aesthetic and setting of the Listed Building.

Site Location Map



LOCATION PLAN 1:1250

Site Plan

