

Planning Committee Report – Agenda item 5.5	28th February 2018
PLANNING COMMITTEE LA01/2017/0250/LBC – Adelphi Hotel, 67-71 Main Street, Portrush	

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

**Adelphi Hotel, 67-71 Main Street
Portrush**

LA01/2017/0250/LBC

Listed Building Consent

28th February 2018

<u>App No:</u>	LA01/2017/0250/LBC	<u>Ward:</u>	Portrush and Dunluce
<u>App Type:</u>	Full		
<u>Address:</u>	67 Main Street Portrush		
<u>Proposal:</u>	Proposed works involve an additional three storey extension to the existing flat roof in order to accommodate 6 no. additional guest rooms per floor		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	24 th February 2017
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
Applicant:	Mark Holmes		
Agent:	Johnston Houston/Patrick McAndrew		
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 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 & 8 and resolves to **REFUSE** listed building consent for the reasons set out in Section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 This property is a mid-terrace roadside site located on the southern side of Main Street, Portrush. The existing building is three and a half storey at Main Street and 4 storey level to the rear lane. The roadside frontage comprises a three bay fronted hotel over three storeys with attic windows aligned above the

bay windows. The hotel is finished in smooth render with a slate pitched roof to the front and a flat roof with railings to the rear.

- 2.2 The site is abutted by a two and a half storey building (hotel) which is the listed element of the adjoining Atlantic Hotel which rises to three and a half stories to the north-west. The existing building is abutted by a two and a half storey shop to the south-east. Finishes in the area are generally smooth render. A public footpath adjoins the Main Street boundary while Mark Street Lane adjoins the south-west elevation. A surf shop is located on the opposite side of Main Street. Critical views are from Main Street, Bath Street, Lower Landsdowne Road and Antrim Gardens public garden. There are also more distant views from Kerr Street and Dhu Varren.

3 RELEVANT HISTORY

C/2002/0597/F

67-71 Main Street, Portrush

Replacement of rear extension and additional rooms

Permission Granted 17.10.2002

C/2002/0603/LB

67-71 Main Street, Portrush

Replacement of rear extension and additional rooms

Permission Granted 17.10.2002

LA01/2015/0428/F

The Adelphi Hotel, 67 Main Street, Portrush.

Remedial Works to Existing Roof Structures and Planning Regularisation.

Appeal Dismissed 30.06.2016

LA01/2015/0429/LBC

The Adelphi Hotel, 67 Main Street, Portrush.

Remedial Works to Existing Roof Structures and Planning Regularisation.

Permission Refused 30.06.2016

LA01/2016/0823/F, Atlantic Hotel, 73 Main Street Portrush.
Extension (upper two storey and three storey to rear) of existing hotel to provide 43 no. new bedrooms.
Permission Granted 19.06.2017

LA01/2017/0043/LBC,
Atlantic Hotel, 73 Main Street Portrush.
Extension (upper two storey and three storey to rear) of existing hotel to provide 43 no. new bedrooms.
Permission Granted 19.06.2017

4 THE APPLICATION

- 4.1 Proposed works involve an additional three storey extension to the existing flat roof in order to accommodate 6 no. additional guest rooms per floor.
- 4.2 A rear extension to the property comprising three stories was granted planning permission in 2002 (Ref: C/2002/0597/F). However, that approval was not carried out. Instead, the existing development, comprising an additional floor (now four stories) and additional floor space was carried out. Therefore a planning application for retention of the entire rear unauthorised extension is required to regularise the matter. The applicant was served a Submission Notice on 31 January 2017 requiring the submission of a planning application for the unauthorised rear extension to the listed building (Ref: LA01/2016/0220/CA). In response to this, the applicant submitted the subject planning application for an additional three storey extension incorporating plans for an “existing third floor for regularisation purposes” (Ref: LA01/2017/0251/F). This application does not meet the requirements of the Submission Notice.
- 4.3 As the entirety of the rear extension was unauthorised, it was not possible to consider the “insertion” of an additional floor.
- 4.4 This application was presented previously to the Planning Committee in August 2017. The Committee deferred the application on the condition that a regularisation application for the existing development was submitted. This was received on 5th October 2017. (Reference LA01/2017/1287/F)

5 PUBLICITY & CONSULTATIONS

External

5.1 **Neighbours:** No objections received.

Internal

5.2 **Historic Environment Division:** Has objected to the proposal.

6 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development 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 RELEVANT POLICIES & GUIDANCE

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 6 (PPS 6) Planning, Archaeology and The Built Heritage

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of development and impacts on the listed building.

Planning Policy

- 8.2 The site is located within the designated town centre and settlement limit of Portrush, as defined in the Northern Area Plan 2016. It is also within an Area of Archaeological Potential. The site is located close to an archaeological site and monument.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 8.4 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.

Planning History

- 8.5 Application references LA01/2015/0428/F and LA01/2015/0429/LBC involved remedial works to the existing roof structure of the Adelphi. These applications referred to the retention of the projecting lift shaft/platform. The applications were both refused on the basis that the proposal would have a detrimental impact on the character of the area in terms of

design, scale and use of materials. They were also refused on the basis that the proposal would detract from the appearance and character of the listed building as it would result in a loss of its architectural integrity. The applications were dismissed at appeal.

- 8.6 The current application would have an even greater detrimental impact on the character of the area and the listed building given it involves a three storey extension. It would have a significant visual impact and would be visible from Main Street, Bath Street, Causeway View and Bath Road. There also long range views from Kerr Street and Dhu Varren and the proposal would have a detrimental impact on the existing skyline of Portrush.
- 8.7 A recent application has been granted permission at the Atlantic Hotel at 73 Main Street Portrush for a two storey extension (Ref: LA01/2016/0823/F). Although this application involves an increase in height, it has a larger frontage which reduces the overall impact of the proposal. Effectively, the Atlantic Hotel can better accommodate its proposed extension. The building to which this application relates is not listed (with the exception of a small portion to one end). This contrasts the subject application which involves an extension to a listed building along the full width of its frontage to Main Street.

Impacts on the Listed Building

- 8.8 Policy BH 8 of Planning Policy Statement 6 is a key policy in relation to this proposal. The Development will normally only grant consent to proposals for the extension or alteration of a listed building where all the following criteria are met; 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.
- 8.9 Historic Environment Division considers that the proposal fails to satisfy the policy requirements of the SPPS, Policy BH 8 of PPS 6 of PPS 6. They advise that the proposal results in the loss of the buildings architectural and historic integrity by reason

of its detailed design which is out of keeping with the listed building in terms of scale, massing, proportions, height and alignment. The Planning Authority is in agreement with this assessment.

- 8.10 Policy BH 11 of Planning Policy Statement 6 which relates to the setting of listed buildings is another key policy in relation to this proposal. The listed building to which the proposal affects is the listed element of the neighbouring Atlantic Hotel at 67-71 Main Street Portrush. The Development will normally only be considered appropriate where all the following criteria are met; 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.
- 8.11 A full consideration of the proposal can be found under application reference LA01/2017/0251/F.

Listed Status

- 8.12 Within the supporting statement provided by the applicant mention is made to a buildings survey carried out by HED which states that the building has no merit in being listed. Currently the Adelphi building is listed and as such has been considered under the relevant planning policy criteria in Planning Policy Statement 6.

Design and Access Statement

- 8.13 A design and Access Statement has been provided as part of this application. The design has been found unacceptable.

9 CONCLUSION

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. It fails to meet Policy BH 8 of PPS 6 as the proposal will have a detrimental impact on the listed building integrity by reason of its detailed design which is

out of keeping with the listed building in terms of scale, massing, proportions, height and alignment. Refusal is recommended.

10 REASONS FOR REFUSAL

10.1 Reasons:

1. The proposal is contrary to paragraph 6.13 of the SPPS and Policy BH8 (Extension or Alteration of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, as the proposal has an adverse impact on the listed building. The scheme as submitted detracts from the appearance and character of the listed building and results in a loss of its architectural integrity by reason of:
 - a) its detailed design which is out of keeping with the architectural form, design and character of the building in terms of scale, form, massing, proportions, height and;
 - b) The inclusion of architectural details which are out of keeping with those found on the building.

Site Location

