

Planning Committee Report LA01/2017/0249/LBC – Flowerfield Arts Centre, 185 Coleraine Road, Portstewart	23rd August 2017
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	Principal Planning Officer/Development Management Manager
Cost: (If applicable)	N/A

**Flowerfield Arts Centre, 185
Coleraine Road
Portstewart**

LA01/2017/0249/LBC

23rd August 2017

No: LA01/2017/0249/LBC

Ward: PORTSTEWART

App Type: Application for Listed Building Consent

Address: Flowerfield Arts Centre, 185 Coleraine Road, Portstewart, Co Londonderry, BT55 7HU.

Proposal: Re-decoration to external façade of Flowerfield House.

Listed Building Grade: B2

Con Area: N/A

Valid Date: 27/2/17

Agent: N/A

Applicant: Causeway Coast and Glens Council, Riada House, 14 Charles Street, Ballymoney, BT53 6DZ

Objections: 0

Petitions of Objection: 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 sections 7 and 8 and resolves to **APPROVE** Listed Building Consent subject to the condition set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at 185 Coleraine Road, Portstewart. On the site is an existing Council building which is currently being operated as an Arts Centre. The existing buildings on site are two-storey and comprise both a traditional listed building and a modern contemporary finish extension. At the front there is an existing two-storey listed element, known as Flowerfield House, which is a grade B2 listed building. The listed building has a rendered finish and a dark slated roof. The boundary treatment

at the front of the property consists of a 1m high metal fence. There is an existing car park at the rear of the site and there is an area of open space to the front of the site.

- 2.2 The area is of a mixed use and is characterised by government buildings, churches, retail units and residential dwellings. The properties in the locality range in height from 2-3 storeys.

3 RELEVANT HISTORY

There is relevant planning history for the site which consists of the following:

C/2002/0302/LB- Flowerfield Arts Centre, 185 Coleraine Road, Portstewart- Extension to the rear of the existing Flowerfield house re-working to the main house itself to include gallery space and admin offices- Granted 08.10.2002.

4.0 The Application

- 4.1 Listed Building Consent is sought to refurbish the façade of the building, which includes a smooth render painted finish, light cream colour, to the external façade and a white paint to the timber window frames.
- 4.2 A Design and Access Statement for the Listed Building Consent accompanied the application under the scope of work as required by Article 4 of The Planning (Listed Buildings) Regulations (Northern Ireland) 2015.

4.3 Habitat Regulations Assessment

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) Regulations (Northern Ireland) 1995 as amended. The proposal will not have any significant effect on the features, conservation objectives or status of any of these sites.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

No objections were received in relation to this application.

5.2 Internal

Historic Environment Division: Has no objection to the proposal.

6.0 MATERIAL CONSIDERATIONS

6.1 Section 85(2) of the Planning Act (Northern Ireland) 2011 requires consent for the execution of works to a listed building.

6.2 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

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main consideration in the determination of this application relate to the impact on the listed building.

Planning Policy

8.2 The site is within an archaeological site and monument and the existing Flowerfield House is listed. The site is within the development limit of Portstewart as outlined under the Northern Area Plan 2016. The site falls within the Flowerfield LLPA. The development will not have any impact on the LLPA.

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.

Impact on Listed Building

- 8.4 Policy BH8 of PPS 6 provides the policy guidance in relation to the alteration of a listed building.
- 8.5 The main policy criteria which this scheme has to comply with is as follows:
- Policy BH8 Extension or Alteration of a Listed Building.
- (a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
- (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; and
- (c) The architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.
- 8.6 The work to the building involve necessary refurbishments to the façade. The repair and painting of both the building and the painting of the timber window frames have been carried out professionally and is sympathetic to the existing architectural detailing and the original appearance of the listed building. The work has already been carried out. The work is a minor form of development and it is considered that they do not detract from the character of the listed building. HED- Protecting Historic Buildings was consulted as the competent authority on listed buildings and stated it is content with the scheme.
- 8.7 The work will enhance the existing building and the character of area. As such, it represents an acceptable form of development. The architectural details of the building will remain, and the work improves the integrity of this historic premises. The work is sympathetic in terms of materials, which have been used and the design features of the building will remain unaffected. The proposed development complies with Policy BH 8 of Planning Policy Statement 6.

9.0 CONCLUSION

9.1 This proposal is considered acceptable having regard to the Area Plan and other material considerations. The proposed development, which is minor in nature, complies with Planning Policy Statement 6, Policy BH8 - Alterations to a listed Building. It is recommended that listed building consent should be granted for the works.

10.0 CONDITIONS

10.1 Regulatory Conditions:

1. This approval is effective from the date of this decision notice and is issued under Section 55 of the Planning Act (Northern Ireland) 2011.

Reason: Retrospective application.

Site Location Plan

