

Planning Committee Report Item 5.1	22nd June 2016
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	Shane Mathers
Cost: (If applicable)	N/a

ITEM 5.1

Coleraine War Memorial, The Diamond, Coleraine LA01/2016/0174/LBC

22nd June 2016

<u>No:</u>	LA01/2016/0174/LBC	<u>Ward:</u>	MOUNTSANDEL
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Coleraine War Memorial, The Diamond, Coleraine		
<u>Proposal:</u>	Repairs to Existing War Memorial		
<u>Con Area:</u>		<u>Valid Date:</u>	10.02.2016
<u>Listed Building Grade:</u>	Grade B1 Listed		
Agent:	n/a		
Applicant:	Causeway Coast and Glens Borough Council Cloonavin 66 Portstewart Road Coleraine BT52 1EY		
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 sections 7 and 8 and resolves to **GRANT** Listed Building Consent subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site comprises the existing War Memorial which is sited in The Diamond, in the town centre, at the front of the town hall. The Memorial is constructed of a granite clad base and plinth with a sandstone column. There is a bronze female figure to the front of the Memorial and a bronze statue of a soldier on the

top. There is evidence of erosion to the sandstone column where part of the inscription has worn away.

- 2.2 The surrounding area is town centre and contains a mix of units characterised by shops, cafes and retail units typical of a town centre.

3 RELEVANT HISTORY

There is no relevant history.

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for repairs to the existing War Memorial.

- 4.2 The proposal has two elements. It includes planing back the front face of two existing sandstone blocks, to remove the existing inscription, and to provide a new smooth surface prior to the reinstatement of the inscription. The sandstone corners which have deteriorated will also be repaired.

- 4.3 There are two options for repair of the sandstone corners. The first option is for the removal of the existing sandstone and installation of new, approx. 100mm wide x 100mm deep by the height of the existing sandstone block. This option is on the basis that sandstone samples closely match the existing sandstone colour.

- 4.4 The second option is to clad the exposed corners to the two affected areas in sandstone, approx. 100mm wide x 12mm deep. The sandstone cladding would be adhered over the existing corners. This option would be used if examples of sandstone provided are not suitable closed enough to the existing sandstone.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

NIEA Historic Buildings Unit: No objection.

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

Strategic Planning Policy Statement (SPPS)

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

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: impact on the listed building and impact on archaeology.

Principle of development

- 8.2 The site is located within the settlement development limit for Coleraine and located within the town centre boundary, designation CET 01 as defined by the Northern Area Plan. The site also lies within the Coleraine Town Centre Area of Townscape Character, designation CET 09, and the Coleraine Area of Archaeological Potential.
- 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 Buildings

- 8.4 Policy BH 8 of PPS 6 provides the policy guidance in relation to the alteration of a listed building. The War Memorial (HB03 18 026) is Grade B1 listed. The proposed works are for the repair of deteriorated sandstone and reinstatement of the inscription. The essential character of the listed structure will not be affected. The proposal seeks maximum retention of the historic fabric and is in keeping with the design of the existing listed structure. NIEA HBU has been consulted as the competent authority and is content with the proposal.

Impact on Archaeology

- 8.5 The application sites are located within the Coleraine Area of Archaeological Potential, designated to protect the above-ground and below-ground archaeological remains associated with the early development of the settlement. As the proposal is for repair works to the existing listed structure and does not involve works below the ground there is no detrimental impact. NIEA HBU has been consulted as the competent authority and is content with the proposal.

9.0 CONCLUSION

- 9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. The proposed works are repair in nature and do not affect the essential character of the listed structure. The proposal is considered acceptable having regard to the policy guidance set out in PPS 6. Approval is recommended.

10 CONDITIONS

10.1 Regulatory 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.