

Planning Committee Report Item A	24th February 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 A

Clock Tower Main Street Ballymoney

LA01/2015/0860/LBC

Listed Building Consent

24 February 2016

<u>No:</u>	LA01/2015/0860/LBC	<u>Ward:</u>	Ballymoney North
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Clock Tower Main Street Ballymoney		
<u>Proposal:</u>	Installation of new internal ladder system and fall arrest system.		
<u>Con Area:</u>	Yes	<u>Valid Date:</u>	04.11.2015
<u>Listed Building Grade:</u>	B1	<u>Target Date:</u>	16.02.15
Agent:	R Robinson and Sons, 59 High Street, Ballymoney BT53 6BG		
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

1.0 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 section 7 and resolves to **GRANT** Listed Building Consent subject to the conditions and informatives set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at Main Street Ballymoney. The site accommodates the town clock and tower and is located at the end of Charlotte Street facing onto Main Street, opposite Church Street and south of High Street.
- 2.2 The building is a Grade B1 Listed Building of special architectural and historic interest.

3.0 RELEVANT HISTORY

There is no relevant history.

4.0 THE APPLICATION

4.1 Listed Building Consent is sought for the refurbishment of the clock tower.

4.2 A Design and Access Statement for the Listed Building Consent accompanied the application as required by Article 4 of The Planning (Listed Buildings) Regulations (Northern Ireland) 2015.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: No objections received.

5.2 Internal

NIEA Historic Buildings Unit: has no objection to the proposal.

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

6.2 The development plan is:

- The 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.

7.0 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 consideration in the determination of this application relate to the impact on the listed building.

Planning Policy

- 8.2 The site is located within the settlement development limit for Ballymoney as defined by the Northern Area Plan 2016. It is situated within the Ballymoney Conservation area and the Ballymoney Area of Archaeological Potential.
- 8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.
- 8.3 Policy BH 8 of PPS 6 states that consent will normally only be granted to proposals for the extension or alteration of a listed building where all the following criteria are met:
- (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.

- 8.4 The proposal involves the replacement of roof covering the floor at the base of the bell column. In addition, it is proposed to install a new ladder and fall arrest system internally to facilitate access and maintenance and to mitigate risks associated with accessing the clock mechanism. The development comprises metal ladders and platforms to replace the existing ladder system and platforms which are later additions and not contemporary with the original construction.
- 8.5 The proposed works comply with the above policy. The design is appropriate.
- 8.6 NIEA Historic Buildings Unit was consulted on the proposal as the competent authority in relation to listed buildings. NIEA has no objection in relation to the impact on the listed building.

9.0 CONCLUSION

- 9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. In accordance with the SPSS, the proposal would not result in any demonstrable harm being caused to any interests of acknowledged importance. It is recommended that Listed Building Consent is granted.

10.0 CONDITIONS

10.1 Regulatory Conditions:

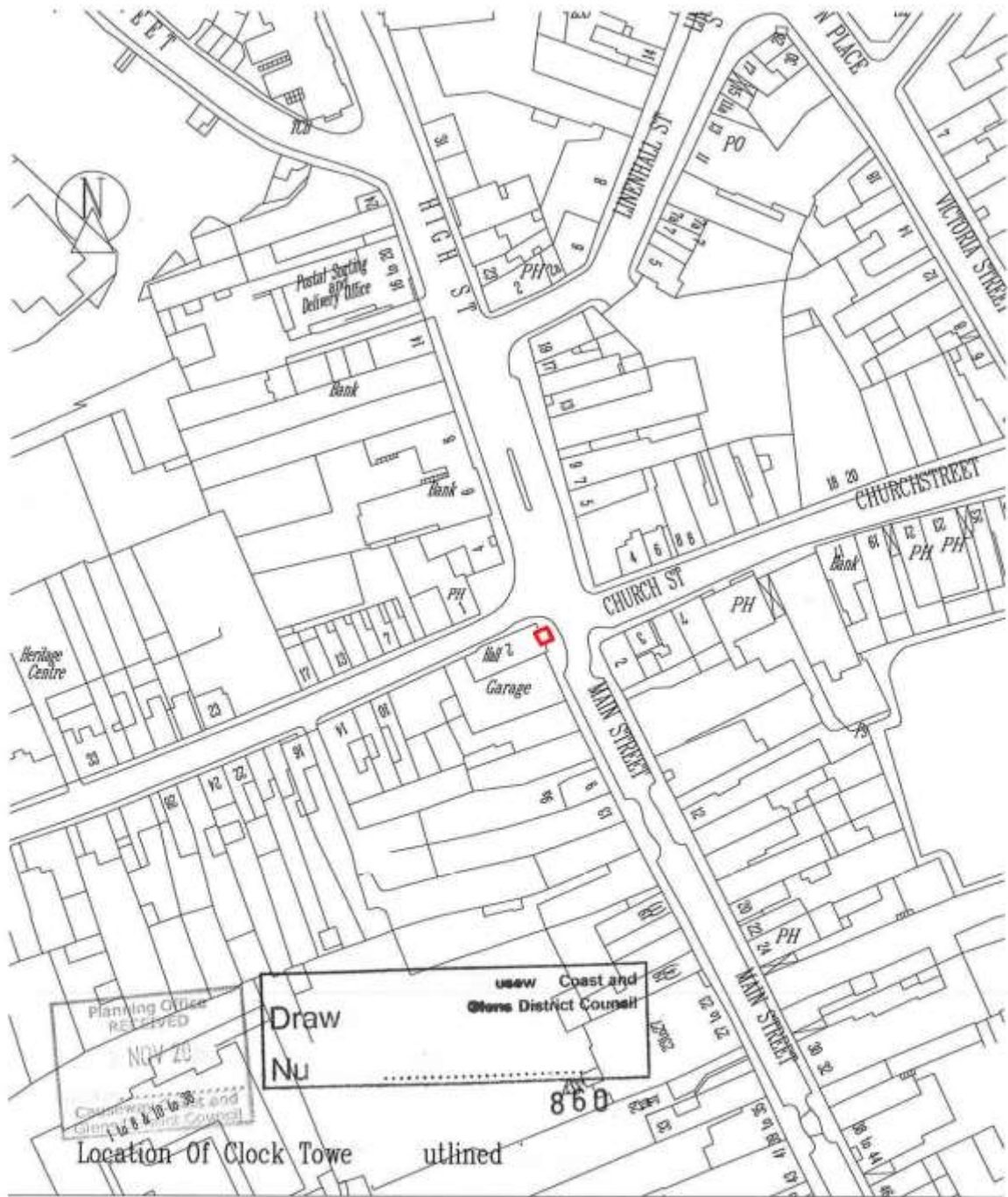
1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Article 94 of the Planning Act (Northern Ireland) 2011.

Reason: Time Limit.

2. Prior to commencement of development details shall be provided to the Planning Authority to indicate the junction between areas of new build and the original historic fabric. These must include the roof edging arrangement and base of columns of the bell tower. the new ladder, fall and arrest system fixings shall be through the existing mortar joints of the buildings

fabric. HBU shall be contacted owner/applicant/agent prior to works commencing on site to enable access to the building.

Reason: To ensure the use of sympathetic building materials and techniques which are in keeping with those found on the building and to ensure the changes required to the fabric of the building do not cause damage or destruction of the features of special interest.



Project: WORKS TO CLOCK TOWER					