

ITEM E

**Arcadia
6 Craig Vara
Portrush**

**LA01/2015/0483/LBC
Listed Building Consent**

28 October 2015

<u>No:</u>	LA01/2015/0483/LBC	<u>Ward:</u> Portrush & Dunluce
<u>App Type:</u>	Listed Building Consent	
<u>Address:</u>	Arcadia, 6 Craig Vara, Portrush, BT56 8AJ	
<u>Proposal:</u>	Installation of internal timber glazed screen and door to first floor.	
<u>Con Area:</u>	N/A	<u>Valid Date:</u> 28.07.15
<u>Listed Building Grade:</u>	B2	<u>Target Date:</u> 13.11.15
Agent:	None	
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 proposal relates to the Arcadia at Craig Vara in Portrush which is a listed building. The site is a prominent landmark in Portrush and comprises an existing coffee shop on the ground floor and an art gallery space / studio on the first floor. The site is also used as a venue for business and wedding events.

2.2 The existing first floor doorway is open plan to the stairwell and is covered by a curtain on a curved rail, following the shape of the glass block wall. The art gallery space / studio is at present difficult to heat, with draughts coming up the stairwell from the ground floor.

2.2 The surrounding area is characterised by views across the Atlantic Ocean and across East Strand. Neighbouring development contains a mixture of uses including residential and commercial.

3.0 RELEVANT HISTORY

There is no relevant history.

4.0 THE APPLICATION

4.1 Listed Building Consent is sought for the installation of an internal glazed screen and door to first floor.

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 Article 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 both a new local plan strategy and local policies plan are adopted, and found to be sound, 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 Portrush as defined by the Northern Area Plan 2016. It is situated within designation PHL 01 Ramore Head LLPA, and the Portrush 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.

Impact on the Arcadia Listed Building

- 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 proposed internal works comply with the above policy. The design is in keeping with the character of the existing building and reflects the architectural details. The works incorporate the use of sympathetic building materials and a scope of works has been provided. Details of the finishes are also provided within the Design and Access Statement.
- 8.5 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.

Other Matters

- 8.6 As the proposal relates to internal works only, it does not compromise either the LLPA designation PHL 01, or have an impact on the area of archaeological potential.

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.

ANNEX

Date Valid	28th July 2015
Date First Advertised	12th August 2015