



**Causeway  
Coast & Glens  
Borough Council**

|   |                                 |
|---|---------------------------------|
| <b>Planning Committee Report Item B</b> | <b>25<sup>th</sup> May 2016</b> |
| <b>PLANNING COMMITTEE</b>               |                                 |

|  |  |
|--|--|
| <b>Linkage to Council Strategy (2015-19)</b> |  |
| <b>Strategic Theme</b>                       | Protecting and Enhancing our Environment and Assets  |
| <b>Outcome</b>                               | Pro-active decision making which protects the natural features, characteristics and integrity of the Borough |
| <b>Lead Officer</b>                          | Shane Mathers  |
| <b>Cost: (If applicable)</b>                 | N/a  |

# **ITEM B**

**67 Main Street Bushmills**

**LA01/2015/0800/LBC**

**25<sup>th</sup> May 2016**

|                                      |  |                                       |                         |
|--------------------------------------|--|---------------------------------------|-------------------------|
| <b><u>No:</u></b>                    | <b>LA01/2015/0800/LBC</b>  | <b><u>Ward:</u></b>                   | <b>GIANT'S CAUSEWAY</b> |
| <b><u>App Type:</u></b>              | <b>Listed Building Consent</b>   |                                       |                         |
| <b><u>Address:</u></b>               | <b>67 Main Street Bushmills</b>  |                                       |                         |
| <b><u>Proposal:</u></b>              | <b>Erection of CCTV System</b>   |                                       |                         |
| <b><u>Con Area:</u></b>              | <b>Bushmills</b>   | <b><u>Valid Date:</u></b>             | <b>05.10.2015</b>       |
| <b><u>Listed Building Grade:</u></b> | <b>Grade B2 Listed</b>   |                                       |                         |
| <b><u>Agent:</u></b>                 | <b>Bailey Architecture 9 Glenview Road Glenshesk Ballycastle BT54 6QE</b>                          |                                       |                         |
| <b><u>Applicant:</u></b>             | <b>Causeway Coast and Glens Borough Council Sheskburn House 7 Mary Street Ballycastle BT54 6QH</b> |                                       |                         |
| <b><u>Objections:</u></b>            | <b>0</b>   | <b><u>Petitions of Objection:</u></b> | <b>0</b>                |
| <b><u>Support:</u></b>               | <b>0</b>   | <b><u>Petitions of Support:</u></b>   | <b>0</b>                |

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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** planning permission subject to the reasons set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The site is located at 67 Main Street, Bushmills. At 67 Main Street is an existing two-storey listed building which is currently being used as the local post office. The building has a pebbledash finish and a dark slated roof. There is existing signage on the building which is of a traditional nature and is

non-illuminated in the front elevation. There is no defining boundary treatment at the front or at the side of the premises.

- 2.2 The area is town centre, and contains a mix of uses characterised by retail units, community facilities, fast food outlets and residential dwellings. The site falls within the Bushmills Conservation area and there is a number of listed buildings which exist along Main Street, within Bushmills.
- 2.3 The site is located within Bushmills Town Centre and Bushmills Conservation Area as defined within the Northern Area Plan 2016. The sites are also located within the Causeway Coast Area of Outstanding Natural Beauty.

### **3 RELEVANT HISTORY**

There is no relevant history.

### **4 THE APPLICATION**

- 4.1 Listed Building Consent is sought for the erection of a CCTV System.
- 4.2 The proposal includes a CCTV camera to be mounted on the corner of the Listed Building Consent which measures approx. 400mm x 300mm with a proposed transmitter measuring 150x75x25mm.

### **5.0 PUBLICITY & CONSULTATIONS**

#### **5.1 External**

There are no objections to this proposal.

#### **5.2 Internal**

**NIEA Historic Environment Division:** 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.

### **Principle of development**

- 8.2 The site is located within the town centre boundary for Bushmills as defined by Northern Area Plan and is also within the Bushmills Conservation Area, Bushmills Area of Archaeological Potential and lies within the Causeway Coast AONB.
- 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. No.67 Main Street (HB05 08 053) is Grade B2 listed. The CCTV system which is proposed at No. 67 Main Street will be located at the side of the existing premises. The character of the building will not be affected by the installation of the new CCTV equipment. The architectural features of the listed building will remain intact and the equipment will be in keeping with the traditional features of the listed building. NIEA HED has been consulted as the competent authority and raises 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. The proposed nature and scale of the proposal have a minimal impact on the listed building and it 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.