

Title of Report:	Planning Committee Report – LA01/2026/0593/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	23rd September, 2026
For Decision or For Information	For Decision.
To be discussed In Committee YES/NO	No

Linkage to Council Plan (2026-31)	
Strategic Theme	Governance, Quality & Continuous Improvement
Outcome	Governance arrangements that ensure compliance, transparency and effective decision-making
Lead Officer	Development Management Manager

Budgetary Considerations	
Cost of Proposal	
Included in Current Year Estimates	N/A
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2026/0593/LBC **Ward:** Mountsandel

App Type: Listed Building Consent

Address: Coleraine Town Hall, The Diamond, Coleraine.

Proposal: Proposed Replacement Window at Coleraine Town Hall.

Con Area: N/A

Valid Date: 09.06.2026

Listed Building Grade: B1

Agent: GM Design Associates 22 Lodge Road, Coleraine .

Applicant: Causeway Coast and Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine.

Objections: 0 **Petitions of Objection:** 0

Support: 0 **Petitions of Support:** 0

Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningsystemni.gov.uk>

Executive Summary

- This is a Listed Building Consent seeking a replacement window at Coleraine Town Hall, The Diamond, Coleraine.
- The site is located within the settlement development limit of Coleraine as identified on Map 03/01a of the Northern Area Plan 2016. Furthermore, the site is located within the Town Centre, Area of Archaeological Potential and Area of Townscape Character. The Building is a Grade B1 Listed Building.
- The principle of development is acceptable. The proposal will not result in unacceptable damage to the character of this Listed Building, or surrounding area and meets the policy considerations below.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Edition 2 (2025) and PPS6, PPS6A.
- Consultation was carried out with Historic Environment Division (HED). No objections were raised by the consultee.
- The application is recommended for **LISTED BUILDING CONSENT TO BE GRANTED.**

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 sections 7 and 8 and resolves to **APPROVE Listed Building Consent** subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Coleraine Town Hall, The Diamond, Coleraine.
- 2.2 The site is located within the Settlement Development and Town Centre Limits for Coleraine. This site is also within an Area of Archaeological Potential and an Area of Townscape Character as Designated within the Northern Area Plan 2016.
- 2.3 Coleraine Town Hall is a B1 Listed Building dating from the 19th Century. It occupies a prominent location at the heart of the Town Centre and is surrounded by further Listed Buildings within the vicinity. This area of the Diamond is pedestrianised with planters, trees and seated areas. The Diamond is a commercial area with banks, shops and offices surrounding the Town Hall.

3.0 RELEVANT HISTORY

- 3.1 Application Number: C/2002/0909/LB (*Application Site*)
Decision: Consent Granted / Decision Date: 17/01/2003
Proposal: Remove centre sash window on ground floor in the room on the northwest side of the building and replace with a single stained glass window, storm glazing and a protective metal grill on the outside.
- 3.2 Application Number: C/2013/0203/LBC (*Application Site*)
Decision: Consent Granted / Decision Date 23/07/2013
Proposal: Installation of Stained Glass Window in the former Council Chamber.
- 3.3 Application Number: C/2014/0110/LBC (*Application Site*)
Decision: Consent Granted / Decision Date 11/06/2014

Proposal: Internal alterations to building to facilitate Tourist Information Office.

4.0 THE APPLICATION

- 4.1 Listed Building Consent is sought for the replacement of the existing glazing with a commemorative window to mark the Centenary of Northern Ireland.
- 4.2 The proposed replacement window is positioned on the eastern elevation within a prominent position on the Town Hall.
- 4.3 The window to be replaced is positioned on the eastern gable end of the Town Hall. The window is constructed with a timber frame and painted. The height of the window is 3.9m high with a width of 1.7m. The window panes to be replaced, as existing, are clear glass. It is proposed that the existing clear glass of the window, are to be replaced with stained glass, depicting various themes, utilising the existing timber window frame to provide the structure of the window. The new glass will comprise 6mm hand made coloured and textured glass pieces assembled within lead canes.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Advertising: Advertised on 24th June 2026.

Neighbours: No neighbours were notified under the terms of the legislation.

Representations: No third party objections have been received in relation to the proposal.

5.2 Internal:

One (1) consultation was issued in relation to this application.

- HED were consulted on two (2) occasions during the processing of this application.
 - HED responded on 23rd June, 2026, stating that further information is requested.
 - HED responded on 28th July 2026 to state that they were content with the proposal as presented.

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland Edition 2 (2025) (SPPS) is a material consideration. As set out in the SPPS Ed. 2 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

- 7.1 The application has been assessed against the following planning policy and guidance:
- [Regional Development Strategy 2035 \(RDS\)](#)
 - [The Northern Area Plan 2016 \(NAP\)](#)
 - [The Strategic Planning Policy Statement Edition 2 \(SPPS Ed. 2\) \(2025\)](#)
 - [Planning policy Statement \(PPS\) 6: Planning, Archaeology and the Built Heritage.](#)
 - [PPS 6 Addendum: Areas of Townscape Character.](#)

8.0 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, setting and character of the B1 Listed Building and archaeology.

Principle of Development

- 8.1 This application seeks the replacement of an existing window on the eastern elevation of the Town Hall with a new stained glass window to mark the Centenary of Northern Ireland.
- 8.2 The application must be considered having regard to the RDS, NAP, SPPS Ed. 2 and PPS policy documents.
- 8.3 The SPPS promotes sustainable development throughout the planning system. The guiding principle for planning authorities is that sustainable development should be permitted, having regards to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

Setting and character of the B1 Listed Building

- 8.4 The proposal is for the replacement of an existing window within the fabric of the Town Hall which is a Listed Building (B1). The replacement window is to remove the plain glass and replace with a stained glass window to mark the Centenary of Northern Ireland in 2021. Under the proposal it is proposed to retain the original frame as much as is possible during the fitting of the new stained glass window.
- 8.5 It is considered that the proposal will not impact upon the essential character of this listed building. It is considered that the works to be implemented make use of traditional materials and techniques which match or are in keeping with those found on the building. The detailing proposed will match that of the existing window opening, with any replacement timber (if necessary) to match that of the existing window frame.
- 8.6 It is therefore considered that the proposal is compliant with BH8 of PPS 6 (Extension or Alteration of a Listed Building) in that it respects the character and essential features which make up this

prominent building and serves to preserve the buildings historic fabric.

- 8.7 It is considered that the proposed replacement window will not detract from the existing character and respects the immediate and wider area including the town centre. The proposal has the potential to provide a further point of interest and overall makes a positive contribution to the overall fabric of the building and therefore accords with BH11 (Development affecting the Setting of a Listed Building) of PPS 6.
- 8.8 HED were consulted through the processing of the application and concluded that they were content with the proposal as presented and that the proposal was in accordance with PPS6.
- 8.9 Coleraine Town Centre is designated as an Area of Townscape Character (ATC) as prescribed in the Northern Area Plan 2016. To summarise the character of the area the town centre dates from the early decades of the 19th Century when many of the dwellings, which survived the plantation period were replaced. The 17th century street pattern laid out within the ramparts of the planned Plantation settlement has survived virtually unchanged. The buildings within the vicinity are a mixture of two and three storey buildings with the exterior finishes of smooth and painted rendered buildings. The proposed new stained glass window will not affect the form, character and finishes within the ATC, as it is proposed to utilise the existing opening and timber frame of the window and this will further contribute to the character of the Town Hall and wider area.

8.10 **Archaeology.**

The site lies within an Area of Archaeological Potential. Historic Monuments Unit were not consulted in this instance as there was no new breaking of the ground and related to an existing opening on a Listed Building.

9.0 **CONCLUSION**

- 9.1 In conclusion, the application is compliant with all relevant planning policies, guidance, and material considerations. Further to this, HED raised no objections in relation to the proposal. Given the

nature of the proposal and the response from HED, the proposal does not conflict with BH8 and BH 11 of PPS 6.

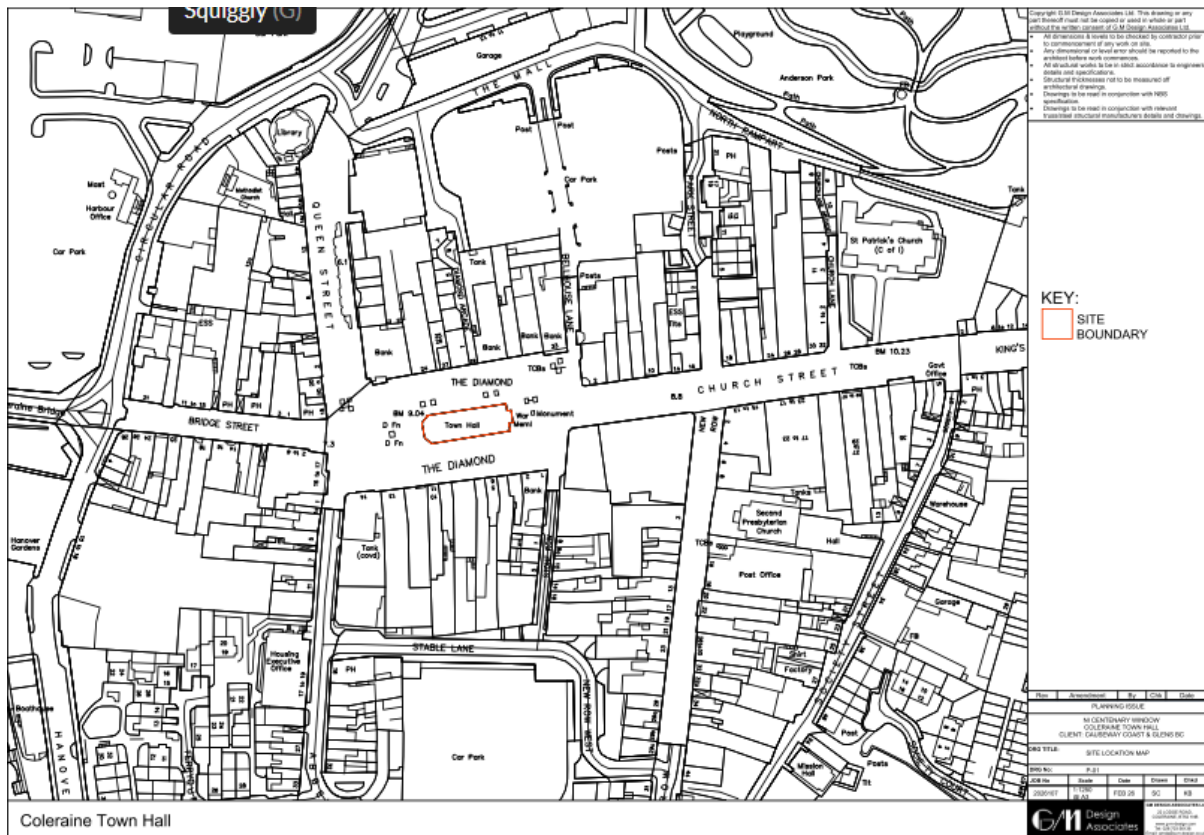
- 9.2 Therefore, this application is recommended for **Consent to be granted.**

10.0 PROPOSED CONDITIONS

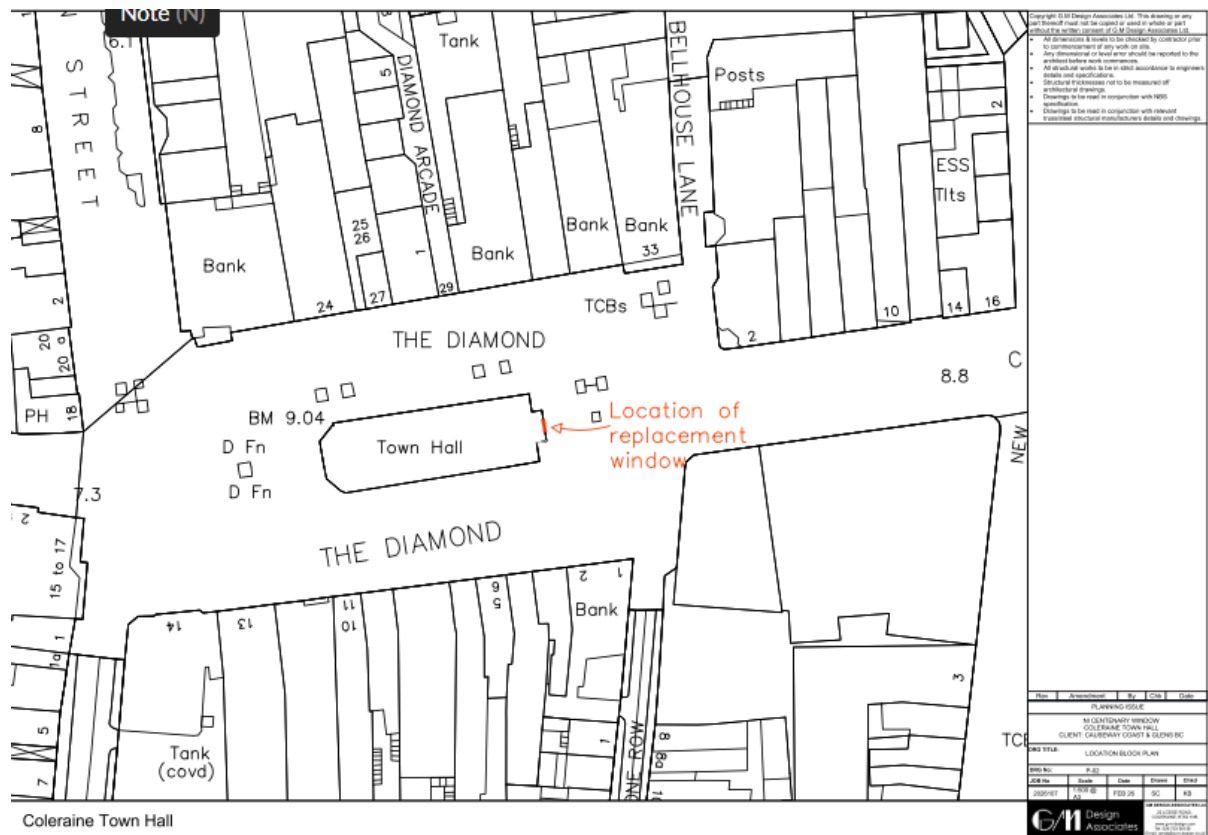
1. As required by Section 94 of the Planning Act (Northern Ireland) 2011, the works hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

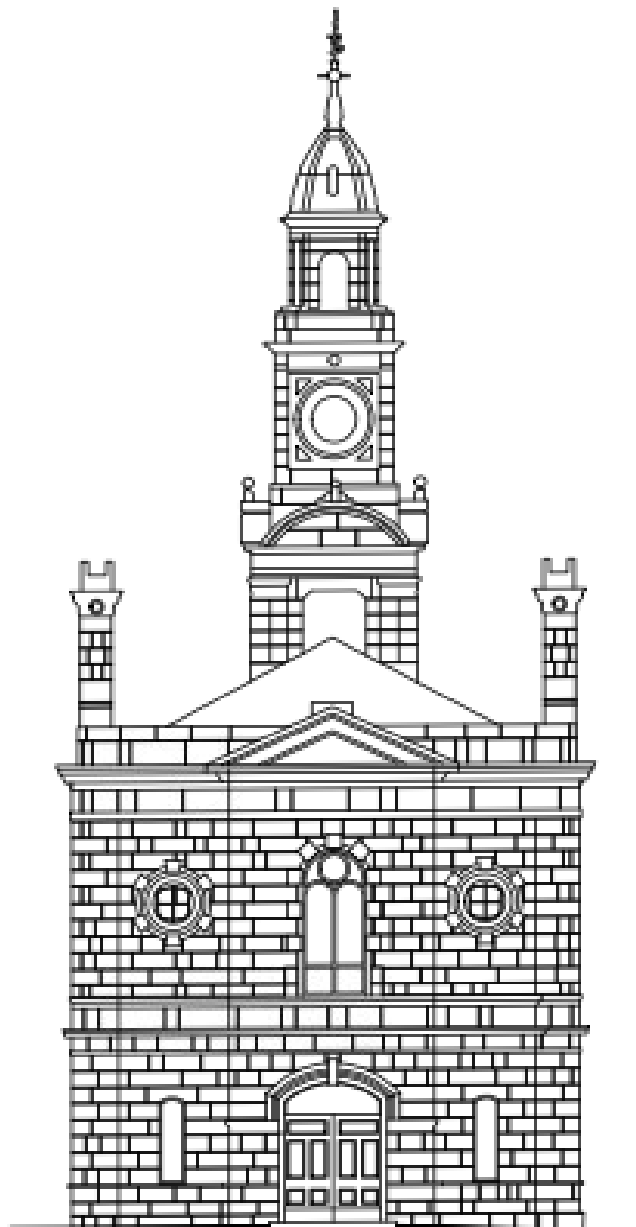
Location Plan



Location of replacement window

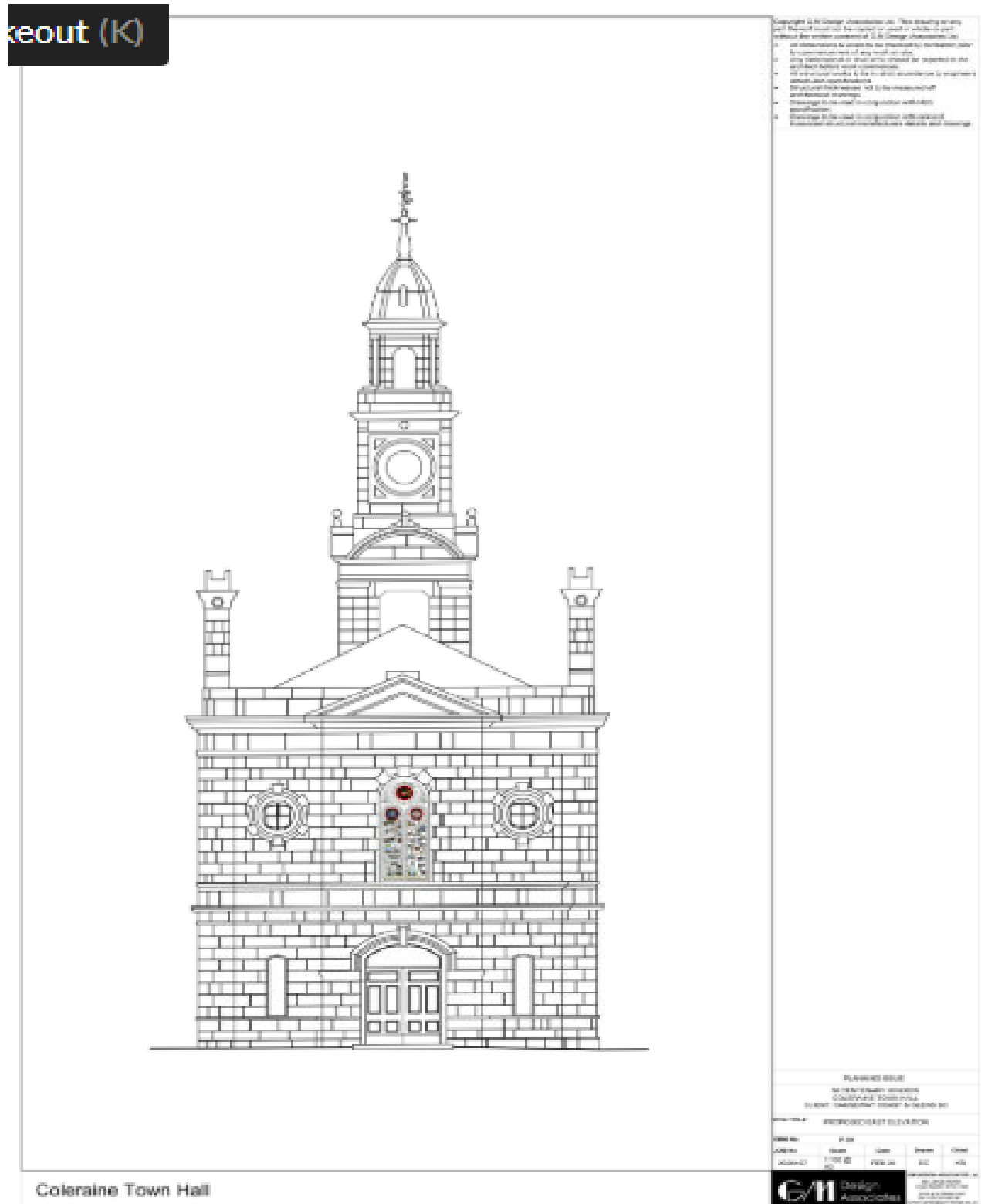


Existing East Elevation

[illegible]

PLANNING ISSUE				
Is your business's mission consistent with the company's environmental policy? (yes/no) _____				
ENVIRONMENTAL EXPERIENCE EVALUATION				
DATE	NAME			
ADDRESS	PHONE	NAME	DATE	SCORE
CITY/STATE	FULL NAME	PHONE NO.	DATE	SCORE

Proposed East Elevation



out (K)

Existing timber frame (white) to be retained

It is proposed that all lead joints shall be soldered on both faces and the panel shall be cemented and waterproofed in the traditional manner.

1. Client/Company Name and address (Print name)		2. Project Name and address (Print name)	
3. Project Description (Print name)		4. Project Location (Print name)	
5. Project Dates Start Date: _____ End Date: _____		6. Project Status (Print name)	
7. Project Manager (Print name)		8. Project Sponsor (Print name)	
9. Project Budget (Print name)		10. Project Risk (Print name)	
11. Project Scope (Print name)		12. Project Quality (Print name)	
13. Project Communication (Print name)		14. Project Reporting (Print name)	
15. Project Change Management (Print name)		16. Project Risk Management (Print name)	
17. Project Stakeholder Management (Print name)		18. Project Procurement Management (Print name)	
19. Project Resource Management (Print name)		20. Project Risk Management (Print name)	
21. Project Communication Management (Print name)		22. Project Reporting Management (Print name)	
23. Project Change Management (Print name)		24. Project Risk Management (Print name)	
25. Project Stakeholder Management (Print name)		26. Project Procurement Management (Print name)	
27. Project Resource Management (Print name)		28. Project Risk Management (Print name)	
29. Project Communication Management (Print name)		30. Project Reporting Management (Print name)	
31. Project Change Management (Print name)		32. Project Risk Management (Print name)	
33. Project Stakeholder Management (Print name)		34. Project Procurement Management (Print name)	
35. Project Resource Management (Print name)		36. Project Risk Management (Print name)	
37. Project Communication Management (Print name)		38. Project Reporting Management (Print name)	
39. Project Change Management (Print name)		40. Project Risk Management (Print name)	
41. Project Stakeholder Management (Print name)		42. Project Procurement Management (Print name)	
43. Project Resource Management (Print name)		44. Project Risk Management (Print name)	
45. Project Communication Management (Print name)		46. Project Reporting Management (Print name)	
47. Project Change Management (Print name)		48. Project Risk Management (Print name)	
49. Project Stakeholder Management (Print name)		50. Project Procurement Management (Print name)	
51. Project Resource Management (Print name)		52. Project Risk Management (Print name)	
53. Project Communication Management (Print name)		54. Project Reporting Management (Print name)	
55. Project Change Management (Print name)		56. Project Risk Management (Print name)	
57. Project Stakeholder Management (Print name)		58. Project Procurement Management (Print name)	
59. Project Resource Management (Print name)		60. Project Risk Management (Print name)	
61. Project Communication Management (Print name)		62. Project Reporting Management (Print name)	
63. Project Change Management (Print name)		64. Project Risk Management (Print name)	
65. Project Stakeholder Management (Print name)		66. Project Procurement Management (Print name)	
67. Project Resource Management (Print name)		68. Project Risk Management (Print name)	
69. Project Communication Management (Print name)		70. Project Reporting Management (Print name)	
71. Project Change Management (Print name)		72. Project Risk Management (Print name)	
73. Project Stakeholder Management (Print name)		74. Project Procurement Management (Print name)	
75. Project Resource Management (Print name)		76. Project Risk Management (Print name)	
77. Project Communication Management (Print name)		78. Project Reporting Management (Print name)	
79. Project Change Management (Print name)		80. Project Risk Management (Print name)	
81. Project Stakeholder Management (Print name)		82. Project Procurement Management (Print name)	
83. Project Resource Management (Print name)		84. Project Risk Management (Print name)	
85. Project Communication Management (Print name)		86. Project Reporting Management (Print name)	
87. Project Change Management (Print name)		88. Project Risk Management (Print name)	
89. Project Stakeholder Management (Print name)		90. Project Procurement Management (Print name)	
91. Project Resource Management (Print name)		92. Project Risk Management (Print name)	
93. Project Communication Management (Print name)		94. Project Reporting Management (Print name)	
95. Project Change Management (Print name)		96. Project Risk Management (Print name)	
97. Project Stakeholder Management (Print name)		98. Project Procurement Management (Print name)	
99. Project Resource Management (Print name)		100. Project Risk Management (Print name)	
101. Project Communication Management (Print name)		102. Project Reporting Management (Print name)	
103. Project Change Management (Print name)		104. Project Risk Management (Print name)	
105. Project Stakeholder Management (Print name)		106. Project Procurement Management (Print name)	
107. Project Resource Management (Print name)		108. Project Risk Management (Print name)	
1			