

Addendum

LA01/2023/0755/O

1.0 Update

- 1.1 The application was deferred at the May 2026 Planning Committee to allow for a site visit.
- 1.2 Following the May Committee Meeting HED contacted the Planning Department to note the content of the speaking rights template and enquired if further assessment was required from HED, advising that any further assessment would include a further site inspection.
- 1.3 A further consultation was issued to HED 03.06.2026 with a formal response received 19.06.2026.

2.0 Assessment

- 2.1 Following a site inspection and consideration of the further information contained within the speaking rights template document uploaded to the planning portal Historic Environment Division (HED), Historic Buildings, advise that having considered the effects of the proposal on the listed building and on the basis of the information provided are content with the proposal, as presented, subject to the following conditions.
- 2.2 1. No development shall commence on site unless details of the siting, design, external appearance, means of access and landscaping (herein called "the reserved matters") have been submitted to and approved in writing by the Council, in consultation with HED. The development shall not be carried out unless in accordance with the approved details.

The reserved matters referred to above are defined as follows:-
Siting – the two dimensional location of buildings within the site;
Design – the two dimensional internal arrangement of building/s uses and the floor space devoted to such uses, the three

dimensional form of the buildings including height, massing, number of storeys and general external appearance;
External appearance of the building/s – the architectural appearance and materials including the colour, texture and type of facing materials to be used for external walls and roofs;
Means of Access – the location and two dimensional design of any vehicular and pedestrian accesses to the site from the surrounding area and also access circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site; and
Landscaping – treatment of the remaining parts of the site not covered by building(s) including both soft and hard landscaping where proposed. Where applicable, including the laying out of gardens and the provision of amenity space. Soft landscaping to include planting such as trees, hedges, shrubs and grassed areas. Hard landscaping to include laying of hard surface areas, the formation of banks, terraces or other earthworks and erection of walls, fencing and other built means of enclosure.

Reason: This permission is in outline only and further details of the development are required under section 4(1) of The Planning (General Development Procedure) Order (Northern Ireland) 2015 and in the interests of the special architectural and historic qualities of the Listed Buildings.

2. The ridge height of any buildings hereby permitted shall not exceed 5.7 metres above proposed ground level as measured at the highest point of the building.

Reason: In the interests of the special architectural and historic qualities of the Listed Buildings.

3. The dwelling hereby approved, and any associated domestic curtilage development, shall be sited wholly within the area shaded in green on location map, drawing. (see below).

Reason: In the interests of the special architectural and historic qualities of the Listed Buildings.

2.3 As the concerns relating to the adverse impact on the setting of the listed building have been overcome, officials withdraw refusal reasons 1 and 2 as set out within the Planning Committee Report. Given that the proposal meets with all other relevant planning policies in regard to the principal of development and integration and rural character

3.0 Recommendation

3.1 It is recommended that the Committee note the content of this addendum and agree to approve planning permission subject to conditions.

Proposed Siting as per HED Consultation

