

Title of Report:	Planning Committee Report – LA01/2024/0993/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd January 2024
For Decision or For Information	For Decision – Council Interest
To be discussed In Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

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

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

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:

<u>App No:</u>	LA01/2024/0993/LBC	<u>Ward:</u>	Giant's Causeway
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	65 Main Street, Bushmills		
<u>Proposal:</u>	The proposal seeks a change of use to 3 self contained self catering studio rooms to serve the growing demand for short term guest accommodation in the area. The proposal retains the original ground floor retail unit.		
<u>Con Area:</u>	Yes	<u>Valid Date:</u>	02.09.2024
<u>Listed Building Grade:</u>	B2	<u>Target Date:</u>	16.12.2024
Agent:	R Robinson & Sons Ltd, Albany Villas, 59 High Street, Ballymoney, BT53 6BG		
Applicant:	Stephen and Sharon McKillop, 250 Castlecat Road, Dervock, BT53 8BP		
Objections: 0	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Executive Summary

- Listed Building Consent is sought for the change of use to 3 self contained self catering studio rooms to serve the growing demand for short term guest accommodation in the area. The proposal retains the original ground floor retail unit.
- The site is located within the Bushmills Settlement Development Limit and Bushmills Town Centre as designated in the Area Plan. The site is also within the Bushmills Conservation Area and Area of Archaeological Potential and is a listed building. A full planning application accompanies this Listed Building Consent. The historic building is on the Buildings at Risk Register.
- Consultation has been carried out with Historic Environment Division who raise no objection to the proposal.
- Granting consent is recommended.

Drawings and additional information are available to view on the Planning Portal-

<https://planningregister.planningsystemni.gov.uk/>

1 RECOMMENDATION

- 1.0 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 **GRANT** Listed Building Consent subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at 65 Main Street, Bushmills. On site is a derelict two storey listed building which is located on a prominent site within Bushmills' Market Square. To the west of the property is a laneway and area of hardstanding. The building is a Grade B2 listed building currently on the Heritage at Risk register. Works are currently being carried out to the building.
- 2.2 The site is located within the Bushmills Settlement Development Limit. The site is located within Bushmills Town Centre, Bushmills Conservation Area, an Area of Outstanding Natural Beauty and an Area of Archaeological Potential as designated under the Northern Area Plan 2016.

3.0 RELEVANT HISTORY

- 3.1 LA01/2024/1239/DC - Conditions 10 & 11 of LA01/2021/1503/F – 65 Main Street, Bushmills – Condition Discharged -

LA01/2023/1092/NMC - Existing sliding sash windows to front facade to be retained and repaired - 65 Main Street, Bushmills – Non-Material Change Granted – 05.02.2024

LA01/2023/0473/DC - Discharge of Condition No 9 of LA01/2021/1503/F – 65 Main Street, Bushmills - Condition Discharged – 02.08.2023

LA01/2021/1503/F - Partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor - 65 Main Street, Bushmills – Permission Granted – 03.11.2022

LA01/2020/0942/LBC - Partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor - 65 Main Street, Bushmills – Permission Granted – 03.11.2022

E/2011/0129/LBC - Works to Listed Building including new back return extension and reconstructed outbuilding- 65 Main Street, Bushmills – Permission Granted - 21.12.2011

E/2010/0276/F- Restoration of existing shop & living accomm. Together with 5 No. small "craft shop" units/toilets & hard & soft landscaping to create streetscape style.- No. 65 Main Street, Bushmills– Permission Granted - 13.01.2012

4.0 THE APPLICATION

- 4.1 The application is a Listed Building Consent application seeking a change of use to 3 self contained self catering studio rooms to serve the growing demand for short term guest accommodation in the area. The proposal retains the original ground floor retail unit.

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:** N/A

5.2 **Internal:**

Historical Environment Division – Historic Buildings - No objection.

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

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 (PPS 6) Planning, Archaeology and Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

Principle of Development

8.1 The proposed listed building consent must be considered having regard to the Area Plan, SPPS and PPS documents specified above. The site is located within the Bushmills Settlement Development Limit, Causeway Coast AONB, Bushmills Town Centre, Bushmills Conservation Area and an Area of Archaeological Potential as designated under the Northern Area Plan 2016.

8.2 The principle of the proposed use was assessed under accompanying application LA01/2024/0992/F and is considered

to be acceptable and is recommended for approval.

- 8.3 Given that the proposal relates to a listed building and is located within a Conservation Area it falls to be considered under the remit of Policies BH 7, BH 8 and BH 11 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and corresponding paragraphs under the SPPS.

Historic Environment

- 8.4 The application site consists of a two storey, Grade B2 listed building. Planning permission and listed building consent was previously granted under LA01/2021/1503/F and LA01/2020/0942/LBC for the partial retention and redevelopment of listed building at 65 Main Street Bushmills comprising of ground floor shop and flat at first and second floor.
- 8.5 As of site visit on 3rd October 2024, the building was unoccupied with works being carried out to the building associated with the previous permission and consent. The building is a terraced building fronting onto a market square. The front elevation is pebble dashed with two-pane sliding sash windows. There are two doors located on the left side and an archway located on the right side of the front elevation. The openings have a horizontal emphasis. The rear of the building was previously collapsed and has been reinstated with rebuilding of the rear return and walls.
- 8.6 Policy BH 7 of PPS 6 states that a change of use of a listed building will normally be permitted where it secures the upkeep, survival, character and architectural or historic interest of the building is preserved or enhanced. Proposals should incorporate details of all intended alterations to the building and its curtilage to demonstrate their effect on its appearance, character and setting.
- 8.7 Policy BH 8 of PPS 6 states that consent will normally only be granted for the extension or alteration of a listed building where the essential character of the building and its setting are retained and its feature of special interest remain intact and unimpaired, 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 the architectural details match or are in keeping with the building.

- 8.8 Policy BH 11 of PPS 6 states that the development not normally be permitted which would adversely affect the setting of a listed building. Development proposals will normally only be considered appropriate where the detailed design respects the listed building in terms of scale, height, massing and alignment, the works proposed make use of traditional or sympathetic building materials and techniques which respect those found on the building and the nature of the use proposed respects the character of the setting of the building.
- 8.9 The condition of the building and the design proposed was previously considered under LA01/2020/0942/LBC and LA01/2021/1503/F with the design being considered acceptable and structural elements of the existing building identified to be retained. Further non-material changes to the building were made under LA01/2023/1092/NMC to allow the retention of the existing front sliding sash windows. This application seeks a change of use with no external works proposed. As the listing extends to the internal fabric of the building this is required to be considered.
- 8.10 Historic Environment Division was consulted on the proposal in relation to the impact on the listed building and its setting and in relation to the impact on listed building and their associated settings within the surrounding area.
- 8.11 Historic Environment Division (Historic Buildings) advised that having considered the impacts on the proposal on the listed building and on the basis of the information provided it is content with the proposal, as presented.
- 8.12 In their explanatory note Historic Buildings outline that no changes are made to exterior of the listed building and the internal alterations are minor in nature and do not affect the essential character of the listed building. The proposal seeks to use the building as a shop on ground floor with self catering units over the first and second floors to replace the apartment. The change of use of the apartment will ensure the upkeep and survival of the building by its re-use. No objections have been raised in relation to the change of use of the apartment by

Historic Environment Division. The character, architectural and historic interest of the listed building will be both preserved and enhanced by the continuing use. The external materials and finishes, architectural features and design will not be impacted by the proposal as no external works are proposed. As the external appearance and design was previously found acceptable the proposal will not adversely affect the setting of a listed building. The internal works would not be detrimental to the character of the listed building. There are no changes in the scale, height, alignment and massing of the existing listed building. The proposed change of use, is considered to be acceptable and the proposal will not adversely affect the setting of a listed building. Policies BH 7, BH 8 and BH 11 of PPS 6 are satisfied.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable having regard to the Northern Area Plan 2016 and other material considerations including the SPPS. The scheme is compliant with current planning policy as highlighted above. The change of use proposed will ensure the re-use of the building. Granting of consent is recommended.

10.0 Conditions

1. The works hereby permitted shall be begun not later than the expiration of 5 years beginning with the date on which this consent is granted.

Reason: As required by Section 94 of the Planning Act (Northern Ireland) 2011

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent properties for the removal of or building on the party wall or building on the party wall or boundary whether or not defined.

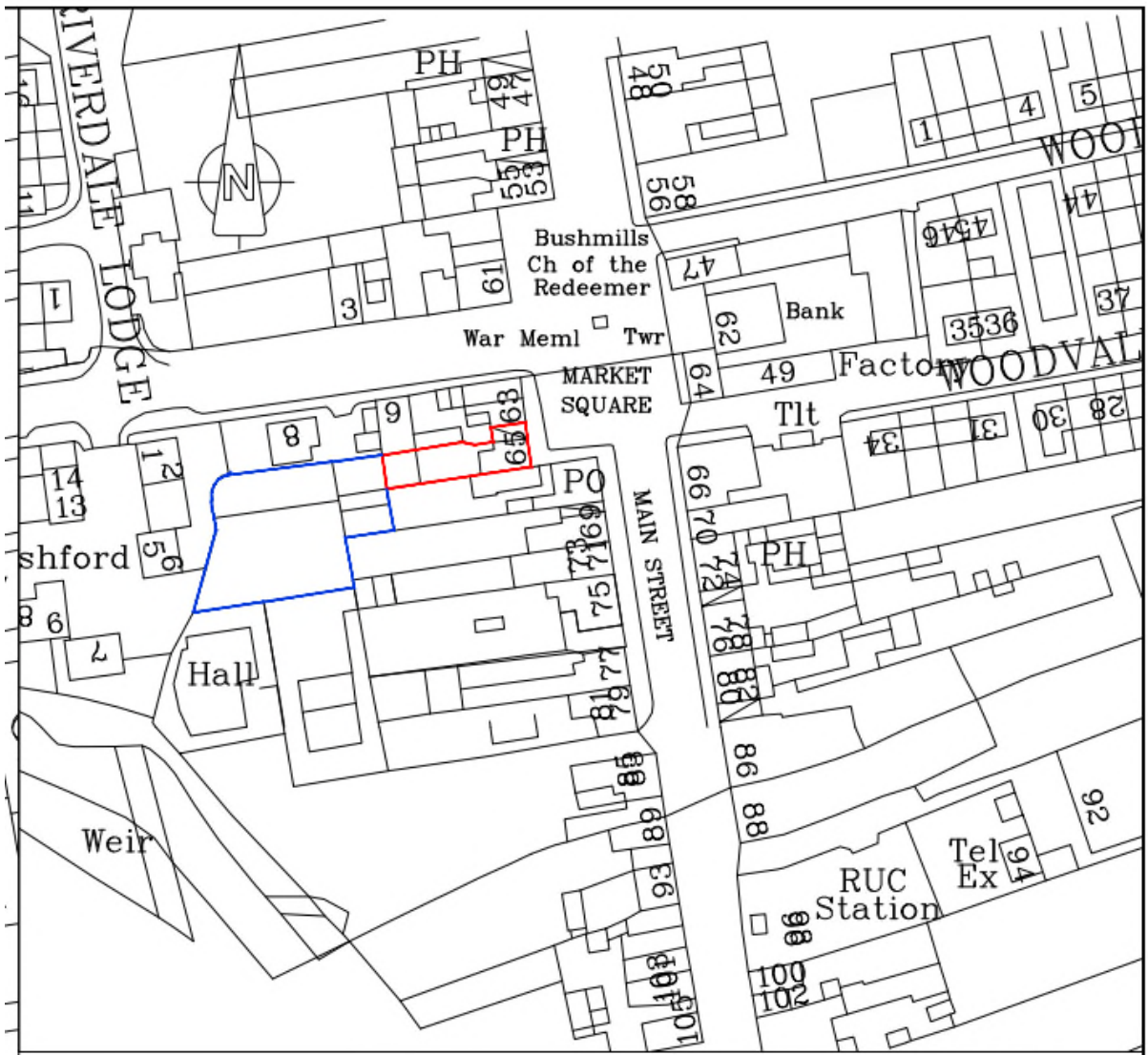
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at:
<https://planningregister.planningsystemni.gov.uk/simple-search>

Site Location



Site Layout

