

Title of Report:	Planning Committee Report – LA01/2023/049/DCA
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th October, 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: LA01/2023/0849/DCA

Ward: Lurigethan

App Type: Conservation Area Consent

Address: 6 Coast Road, Cushendall. BT44 0RU

Proposal: Proposed alterations and extension of The Glens Hotel Cushendall, to provide additional bedrooms, Restaurant, Function room, Bar & Gymnasium including part demolition of walls and roof to facilitate proposed alterations and extension of the existing building.

Con Area: Cushendall

Valid Date: 21.08.2023

Listed Building Grade: N/A

Agent: GMR Architects Ltd. 411a Ormeau Road Belfast. BT7 3GP

Applicant: Z Property Development. 667 Shore Road Whiteabbey. BT37 0ST

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

Support: 1 **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 Conservation Area Consent seeking to demolish part of the existing Glens Hotel in Cushendall.
- An acceptable replacement scheme is proposed under application LA01/2023/0848/F.
- The principle of demolition is acceptable, and the replacement scheme creates a positive impact within the Conservation setting and does not detract from the setting of existing listed buildings which form part of the character of the conservation area.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Edition 2 (2025), PPS6 and Cushendall Conservation Guide.
- Consultation was carried out with the Development Plan Conservation Section and Historic Environment Division (Historic Buildings Unit). No objections were raised by the consultee.
- One letter of support was received.
- The application is recommended for **CONSERVATION AREA 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 Conservation Area Consent** subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at 6 Coast Road, Cushendall.
- 2.2 The application site comprises an irregular shaped plot located within Cushendall which fronts onto Coast Road. The site extends back approximately 44m along the eastern boundary and has a road frontage of approximately 57m. The western boundary tapers substantially to the rear boundary which itself comprises a short area extending to approximately 14.5m.
- 2.3 The site incorporates a large 2 ½ storey, pitched roof building with extensive frontage of approximately 22m and a gable of approximately 8.5m. The building includes extensive single storey and two storey projections to the rear and western elevations forming a much larger overall footprint. The building also includes a single storey projecting entrance and second storey mid roof dormers to the front. The western third of the plot comprises a small car parking area with vehicular access onto Coast Road.
- 2.4 The site is located within the defined settlement limits of Cushendall Town and is within Cushendall Conservation Area.

3.0 RELEVANT HISTORY

- 3.1 E/1974/0099: Extension to Hotel - Permission Granted 1-12-1975.
- 3.2 E/1979/0176: Porch Extension to Hotel. Permission Granted 28-11-1979.
- 3.3 E/1980/0047: Alterations and extensions to hotel. Permission Granted – 19-04-1980.

- 3.4 E/1983/0180: Alterations of existing roof space to provide bedrooms. Permission Granted 18-11-1983.
- 3.5 E/1998/0131 - Erection of conservatory and raised patio area to rear first floor of hotel. Permission Granted 26-01-1998.
- 3.6 E/2006/0262/F: Extension to existing function room and provision of additional storage area at lower ground floor level. - Permission Granted 28-03-2007.
- 3.7 LA01/2019/0549/PAD Demolition of existing vacant hotel building and construction of an apartment complex with 17 no. apartments, both 1 x 2 bed with associated parking. PAD Concluded 07-04-2022.
- 3.8 LA01/2023/0080/PAN - Alterations and extension of the Glens Hotel Cushendall, to provide additional bedrooms, restaurant, function room, bar and gymnasium. Proposal of Application Notice Acceptable. 09-02-2023.
- 3.9 LA01/2023/0849/DCA - Proposed alterations and extension of The Glens Hotel Cushendall, to provide additional bedrooms, Restaurant, Function room, Bar & Gymnasium including part demolition of walls and roof to facilitate proposed alterations and extension of the existing building. Under consideration in conjunction with current application.
- 3.10 LA01-2025-1210-F Planning application for Proposed Valet Parking in lieu of former Ulsterbus Parking. To be used in conjunction with proposed Hotel Development at 6 Coast Road Cushendall (Plan Refs: LA01/2023/0848/F & LA01/2023/0849/DCA).

4.0 THE APPLICATION

- 4.1 Conservation Area Consent is sought for the proposed demolition of a substantial portion of the existing structure to the rear and western elevations including the existing lower ground floor storage areas and offices, the ground floor kitchen, bar, function room, terrace and conservatories, three bedrooms on the first floor as well as the existing roof and dormers. The retained structure

extends to the original narrow gabled, pitched roof structure positioned towards the site frontage.

- 4.2 A replacement scheme is proposed under application LA01/2023/0848/F substantial building works across all three levels, extending the frontage of the retained building to the existing western gable, increasing the existing ridge and eaves height and significantly increasing the building footprint with additional development across the majority of the plot.
- 4.3 The proposed development incorporates a new gym and additional patron facilities on the lower ground floor which incorporates much of the rear section of the site. This area also includes staff facilities, storage areas and plant rooms.
- 4.4 The proposed ground floor includes an extensive extension and redesign of the frontage with provision of a large outside front terrace across the western half of the building and the creation of three distinct elements generally comprising a lobby / foyer area, a bar and a restaurant all with separate entrances. The central ground floor area incorporates a kitchen and patron facilities while the rear ground floor area comprises a large function room and small outside terrace.
- 4.5 The proposed first floor provides 19 guest suites with a separate communal area and three stairwells. The proposed second floor provides an additional 19 guest suites (38 in total) with three stairwells and small storage areas.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Advertising: Advertised on 06 September 2023.

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

Representations: One letter of support has been received in relation to the proposal.

5.2 Internal:

Two consultations were issued in relation to this application.

- Local Area Plan Team (Conservation Section)
- Historic Environment Division (Historic Buildings Unit).

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.](#)
- [A Planning Strategy for Rural Northern Ireland: SP18 – Design In Towns and Villages– To promote high standards of siting and design within towns and villages. DES2- Townscape - To require development proposals to be sensitive to the character of the area.](#)
- [Cushendall Conservation Area Guide.](#)

8.0 CONSIDERATIONS & ASSESSMENT

The main consideration in the determination of this application relates to principle of demolition within the Conservation Area.

Principle of Demolition

- 8.1 This application seeks the partial demolition and redevelopment of the existing Hotel building on site. New development includes significant extensions and alterations to the front, side and rear to incorporate additional Bedrooms, Function Room, Bar & Gym.
- 8.2 The site occupies an important location within the Conservation Area with key public views of the site from along Coast Road, Ballyemon Road and Bridge Street and is viewed with a number of listed and important historic buildings along the frontage of this lower end of Coast Road. These buildings include the two listed Buildings directly opposite the site, No.1 Coast Road B1 Listed, (HB05/02/026), and No.3 Coast Road a B2 Listed Building (HB05/02/027), with other buildings of note including No's 2, 8 and 10 within the immediate vicinity of the site. These buildings are important assets of the Conservation Area which positively contribute to the character and setting.
- 8.3 The relevant legislation for the Control of Demolition in Conservation Areas is contained in Section 105 of the Planning Act (Northern Ireland) 2011). The definition of a 'building' within Section 105 includes any structure or erection and any part of a building, with no buildings within a Conservation Area to be demolished without Conservation Area Consent from the appropriate authority.

- 8.4 Paragraphs 6.18 & 6.19 of the Strategic Planning Policy Statement (SPPS) and Policy BH14 of PPS6 relate to demolition in a Conservation Area, with Policy BH12 of PPS6 relating to new development proposals which are required to respect or enhance the character of the Conservation Area Setting.
- 8.5 Section 104 (11) of the Planning (NI) Act 2011 requires that, special regard must be had to the desirability of: (a) preserving the character or appearance of that area in cases where an opportunity for enhancing its character or appearance does not arise or (b) enhancing the character or appearance of that area in cases where an opportunity to do so does arise.
- 8.6 Policy BH 14 of Planning Policy Statement 6 (PPS 6): Planning, Archaeology and Built Heritage has to be considered in this context and paragraphs 6.18 & 6.19 of the SPPS contain a policy direction reflecting Section 104 of the 2011 Act. Therefore, the consideration for demolition must take into account any new build proposal. For the statutory tests to be met the demolition and redevelopment should leave the character of the Conservation Area at least unharmed and if possible enhanced. This policy context advises that demolition of an unlisted building in a Conservation Area will only normally be permitted where the building makes no material contribution to the character or appearance of the area.
- 8.7 The relevant test is whether the rebuilding proposal makes a contribution to the character and appearance of the Conservation Area which is at least equal to and, if possible, greater than that of the existing building on the site.
- 8.8 Planning Policy Statement 6 (PPS6) Policy BH12- relates to development in Conservation Areas and states that any new development proposals should be of a very high standard of design, which respects or enhances the character of the Conservation Area and any proposed development that would harm the character, appearance or setting will not normally be permitted.
- 8.9 General issues to be taken into account in assessing development proposals in a conservation area include the appropriateness of the overall massing of the development, its scale (the expression

of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complimentary to, its neighbours having regard to the adjoining architectural styles.

- 8.10 This Demolition Consent Application (DCA) identifies the extent of demolition proposed. The proposal seeks to maintain the primary structure element of the existing vacant Glens Hotel building, although this will be significantly altered during redevelopment works, with the low profiled rear and side annexes to be demolished.
- 8.11 The elements to be demolished do not actively contribute to the Conservation area. However the existing Hotel building, whilst not of particular architectural or historic merit, does not have a directly negative impact on the Conservation Area, as the existing building with subordinate return and massing is considered to be of consistent design, respecting the locality and setting in the Conservation Area.
- 8.12 Conservation Section advise that the partial demolition of this structure as proposed is acceptable, provided that an opportunity is taken to enhance the Conservation Area setting through a suitable and acceptable replacement scheme, designed in accordance with Policy BH12.
- 8.13 The replacement scheme considered under application LA01/2023/0848/F has been designed with respect for its context within the Conservation Area setting, with the proposed development reflective of the massing, height, detailing and scale of buildings within the Cushendall Conservation Area. The proposal involves the use of quality materials and benefits from appropriate finishes for the locality and context.
- 8.14 Conservation Section has no objection to the design of the proposed scheme, which will not have an adverse impact on the character, setting or appearance of the Conservation Area and fully conforms with the Cushendall Conservation Area Design Guidance and Policy context of Paragraphs 6.18 & 6.19 of the SPPS and Policy BH12 of PPS6.

8.15 The existing listed buildings are important assets of the Conservation Area which positively contribute to its character and setting. As a result, HED (HBU) has been consulted regarding the potential impact of the replacement scheme on these buildings.

8.16 Historic Environment Division, (Historic Buildings), has considered the impacts of the proposed replacement scheme on the existing listed buildings within the site setting and raise no objections subject to a proposed condition regarding the finishes indicated.

8.17 **Representations.**

One letter of support has been received which comments that the proposal would bring employment and assist in bringing financial gain to other businesses in the area. The letter of support also states that in their experience the proposal will not impact significantly on traffic issues through the town.

9.0 **CONCLUSION**

9.1 In conclusion, the application is compliant with all relevant planning policies, guidance, and material considerations. The partial demolition of the structure as proposed is acceptable in terms of the impact on the Cushendall Conservation Area as well as those listed buildings which form an integral part of the character of the Conservation Area. The proposal conforms to the Cushendall Conservation Area Guide and Policy context of Paragraphs 6.18 & 6.19 of the SPPS and Policy BH12 of PPS6. An acceptable replacement scheme has been considered under application LA01/2023/0848/F

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

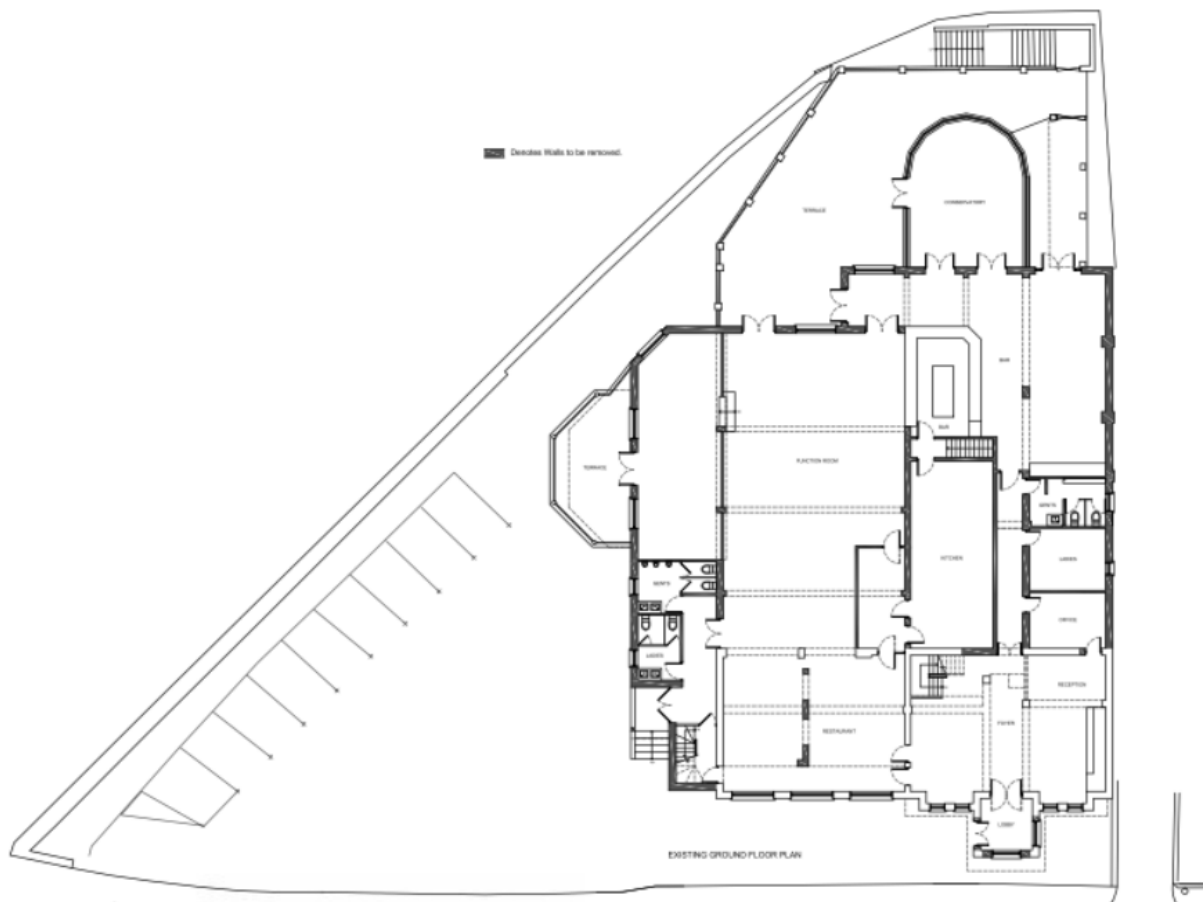
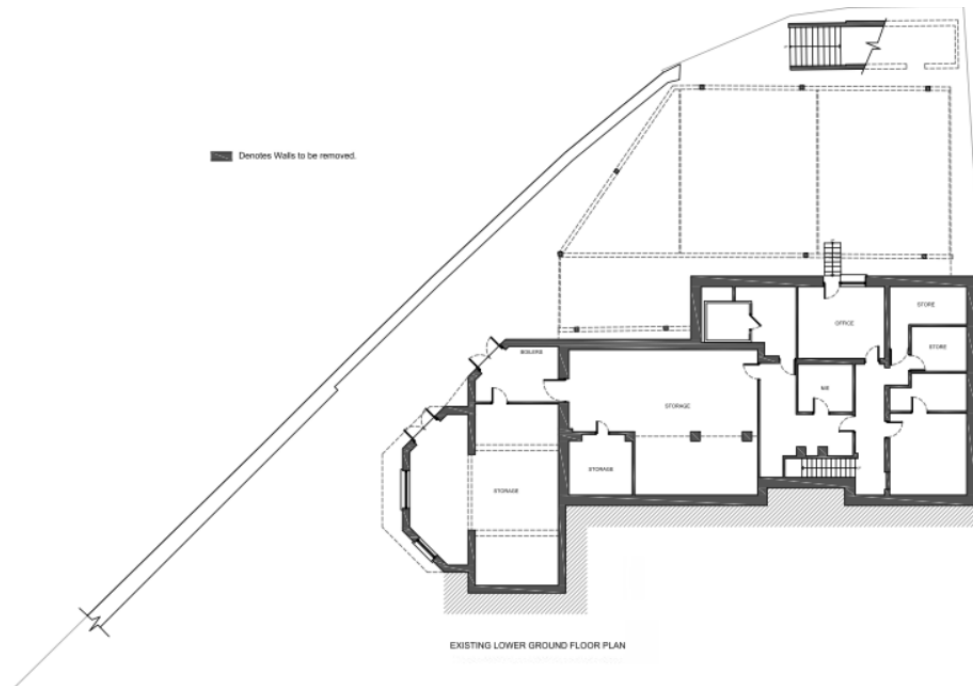
10.0 PROPOSED CONDITIONS & INFORMATIVES

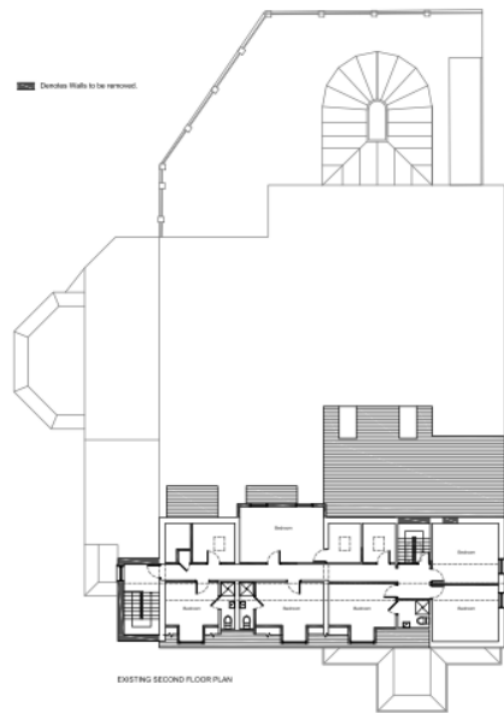
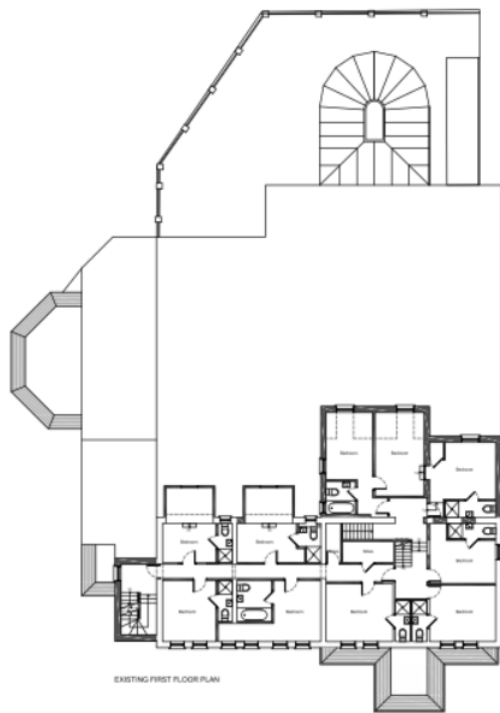
	CONDITIONS
1	This consent is granted as required by Section 105 of the Planning Act (NI) 2011. Reason: To ensure the character of the Conservation Area is maintained.
2	The demolition hereby permitted shall be carried out in accordance with the stamped approved drawings Numbers 01, 21A, 22A, 23A, 24, 25 & 26. Reason: To control the extent of demolition within the Cushendall Conservation Area.
	INFORMATIVES
1	This consent should be read in conjunction with the full planning application LA01/2023/0848/F.

Location Plan



DEMOLITION PLANS







EXISTING FRONT ELEVATION (TO COAST ROAD)



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION