

Title of Report:	Planning Committee Report – LA01/2024/0985/LBC
Committee Report Submitted To:	Planning Committee
Date of Meeting:	26th August 2026
For Decision or For Information	For Decision – Objection Item - associated application LA01/2024/0986/F
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	Senior Planning Officer

Estimated Timescale for Completion	
Date to be Completed	

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>No:</u> LA01/2024/0985/LBC <u>App Type:</u> LBC <u>Address:</u> Former Glendun Nursing Home, 16 Strandview Park, Cushendun <u>Proposal:</u> Alterations and rear extension to The Former Glendun Nursing Home (B1 listed building) to form 2 semi detached dwellings <u>Con Area:</u> Cushendun <u>Listed Building Grade:</u> Grade B1 <u>Agent:</u> Mark Todd Architects Ltd, 50 University Street, Belfast BT7 1HB Objections: 4 Petitions of Objection: 0 Support: 0 Petitions of Support: 0	<u>Ward:</u> Torr Head and Rathlin <u>Valid Date:</u> 05.09.2024
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Executive Summary

- This is a Listed Building Consent application seeking consent for the conversion and extension of the former Glendun Nursing Home to create 2 No. semi detached dwellings.
- The development includes the conversion and extension of the former Glendun Nursing home which is a Grade B1 Listed Building. There is an associated Listed Building Consent application under LA01/2024/0986/F.
- The site is located within the settlement development limit of Cushendun and falls within Local Landscape Policy Area (LLPA) CNL 01 and Antrim Coast and Glens AONB
- The site is located within the Cushendun Conservation Area
- The principle of the development has been assessed against relevant planning Policies including SPPS (Edition 2), and Planning Policy Statement 6 – Policies BH 8 Extension and Alteration of a Listed Building and BH 11 Development affecting the setting of a Listed Building.
- Following submission of amended plans DfC Historic Environment Division are content with the proposal.
- There have been 4 objections to the development.
- The granted of Listed Building Consent is recommended.

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

<https://planningregister.planningsystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for 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 reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application includes the redevelopment and extension of the former Glendun Nursing Home which is a Listed Building dating back to approx. the 1860's. This is a 2-storey building that is currently unoccupied. The front elevation includes bay windows and balcony features. To the rear there is an open yard area, and it is evident rear returns and annexes have been demolished. The south-eastern and south-western boundaries to the rear are defined by existing stone walls and the north-eastern rear boundary is defined by a fence approx. 2m in height. The site is accessed via an existing right of way along the north-eastern boundary which leads to the rear of the site. The land to the rear of the existing building rises towards the southern boundary.
- 2.2 The site lies within the settlement development limit of Cushendun and falls within Cushendun Conservation Area. The surrounding development is mostly residential dwellings and apartments to the north-east and south-west of the site.
- 2.3 The site falls within Antrim Coast and Glens AONB and LLPA CNL 01.

3 RELEVANT HISTORY

Planning permission was previously granted on site for redevelopment under the applications stated below, there is no record of lawful commencement of this development.

Application Number: E/2008/0124/LB Decision: Consent
Granted Decision Date: 27 January 2009
Proposal: Alteration and extension to existing listed property to provide 4no. waterside apartments

Application Number: E/2008/0105/F Decision: Permission
Granted Decision Date: 27 January 2009
Proposal: Alterations and extension to existing vacant nursing home (listed building) to provide 4no. waterfront apartments and 4no. duplex apartments to rear

4 THE APPLICATION

- 4.1 This is a Listed Building Consent application for the alterations and rear extension to the former Glendun Nursing Home (B1 listed building) to form 2 semi-detached dwellings.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Coleraine Chronicle 18.09.24
Re-advertisement: Coleraine Chronicle 08.04.26
Neighbours: Notification in accordance with legislation.

- 5.2 4 comments of objection have been received, the comments raise the following points:
- Contrary to SPPS and PPS 6
 - Design compromises the architectural integrity and historic character of the Listed Building
 - Proposed extension does not respect existing building
 - Not clear if materials will be sympathetic to listed structure
 - Impact on the character of the area

- Scale, form and materials not in keeping with character of the Conservation Area
- Impact on amenity from noise, disturbance and traffic
- Concerns re impact of development on existing right of way and access along the north-eastern boundary
- Concerns regarding number of units proposed on site
- Development to the rear is too high
- Overlooking of existing residential properties
- Concerns re-traffic during construction
- Object to changes to façade of building
- Impact on LLPA and contrary to Area Plan Policy

The council would comment the following in relation to the comments received:

- Amended plans have been received showing the front façade to be retained and the development to the rear reduced in height.
- Clarification was sought from the agent in relation to the right of way. The agent acknowledges a right of way exists for Strandview Pk and the access along the north-eastern boundary. The right of way does not fall within the red line of the application site and amended plans remove the vehicular access to the rear of the site.
- The scale of the development to the rear has been reduce therefore reducing impact on private amenity.
- DFI Roads have no objection to the access and parking arrangements.
- HED (Historic Buildings) are content with the amended plans

5.3 Internal

HED: (08/06/26): Content, subject to conditions

Design & Access Statement

- 5.4 A Design & Access Statement is required under regulation 4 of the Planning (Listed Buildings) Regulations (Northern Ireland) 2015.

The design and access statement provides details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.

6 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:
- The 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 (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 RELEVANT POLICIES & GUIDANCE

- [The Regional Development Strategy 2035](#)
- [The Northern Area Plan 2016](#)
- [The Strategic Planning Policy Statement \(SPPS\) Edition 2](#)
- [Planning Policy Statement 6 \(PPS 6\): Planning Archaeology and the Built Heritage](#)
- [Antrim Coast and Glens Design Guide](#)
- [Cushendun Conservation Area Guide](#)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the extension and alterations to the listed building and the impact on the setting of the listed building.

Principle of Development

- 8.2 The principle of development and change of use of the listed building to residential use is considered in the associated full application LA01/2024/0986/F.

Extension and Alterations of a Listed Building

- 8.3 Policy BH 8 of PPS 6 relates to the Extension or Alteration of a Listed Building. It states the Authority will normally only grant consent to proposals for the extension or alteration of a listed building where all the following criteria are met:

- (a) the essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;
- (b) 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
- (c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.

- 8.4 The design and access statement outlines the site history and the current condition of the listed building. The statement also outlines the design principles of the proposal and advised the new development to the rear of the site will maintain the traditional aesthetic of Cushendun with whitewashed exteriors, white timber windows, and slate pitched roofs.
- 8.5 The initial proposal was for the conversion the existing building to a detached 4-bedroom dwelling and the introduction of two new semi-detached four-bedroom dwellings to the rear. The scheme was amended by the agent to try to address the concerns raised by planning and HED in relation to design, scale, amenity and impact on the Conservation Area. The development now proposed alterations and rear extension to form a pair of semi-detached dwellings.
- 8.6 The conversion of the existing building will include the creation of a pair of semi-detached dwellings. Each will have a separate access on the front elevation. The bay windows and balcony detailing are to be retained. The external finishes will be repaired or replaced with the same texture and course. Corner stone detailing and signage will be retained. The proposal will have limited visual impact on the streetscape along Strandview Park.
- 8.7 The development to the rear will include a new 2 storey extension that will be connected at ground floor level by a single storey link. The development to the rear has been reduced in height and scale and reflects the scale, design and massing of the existing building and surrounding development. The finishes will include render walls, timber windows and doors and natural slate roof.

- 8.8 Supporting information states that after 25 years of dereliction the revised proposals demonstrate sensitive design intervention that conserves, repairs and restores this Grade B1 listed building to the considerable benefit of the Cushendun Conservation Area.
- 8.9 Following submission of amended plans HED (Historic Buildings) are content that the proposal satisfies the policy requirements of the SPPS (Edition 2) paragraph 6.13 and Policy BH 8 of PPS 6, subject to conditions. The proposal also complies with Policy BH 7 of PPS 6 (Change of Use of a Listed Building) as it will secure its upkeep and the character, architectural and historic interest of the building is preserved.

Impact on the setting of the listed building

- 8.10 As discussed above the proposal includes new development to the rear of no 16 Strandview Park which is a Listed Building. HED also advise there are a number of other listed Buildings within the immediate area which also inform the historic setting of this application including :
- Cushendun Guest House, Cushendun Hotel
 - Mc Bride's 2 Main Street, Cushendun
 - A-D Maud Cottages, Cushendun
- 8.11 As previously outlined amended plans have been received which reduce the scale of the development to the rear and clarify boundary treatments and materials. On reconsultation HED are content with the current proposal.
- 8.12 The development complies with the requirements of the SPPS paragraph 6.12 and Policy BH 11 of PPS 6.

9 Conclusion

The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposed development seeks to convert the existing building into a pair of semi-detached dwellings with new 2 storey extension to the rear. The existing features of the front façade will be retained. The proposal will restore the

building and retain its character. The new extension to the rear will be in keeping with the scale, design and materials of the existing building. There will be no significant detrimental impact on the setting of listed buildings. The proposal complies with the SPPS (Edition 2) paras 6.12, 6.13, and 6.15 of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH7 (Change of Use of a Listed Building), Policies BH8 (Extension or Alteration of a Listed Building), BH10 (Demolition of a Listed Building) and BH11 (Development affecting the setting of a Listed Building).

1. The works hereby granted must be begun within five years from the date of this consent.

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

2. Notwithstanding the submitted details, the proposed sliding sash timber windows to the listed building shall be:
 - a. Georgian Style, hardwood / exterior-grade timber, vertically sliding sash units within traditional box frames.
 - b. 1-over-1 glazing pattern, with slim profile double glazed (spd) units (4-4-4 thickness). The SPD unit is to be 12mm (max) overall thickness with a black or white metal edge seal.
 - c. Putty fronted.
 - d. All primed with opaque hand painted finish.
 - e. No trickle vents to window frames

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

3. No window shall be constructed or installed on site unless in accordance with a written specification and a physical sample unit, details of which shall have first been submitted to and approved in writing by the Council, in consultation with HED.

The physical sample shall be provided on site and made available for inspection by Council in conjunction with HED, and shall correspond to the details approved under Condition 2.

The installation of the windows shall thereafter be carried out solely in accordance with an approved sample unit.

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

4. Notwithstanding the submitted details, no works shall commence on site unless a full record, schedule and specification of new and reparatory works to existing concrete balcony structure and

balustrading have been submitted and approved in writing by the Council, in consultation with HED. The works shall not be carried out unless in accordance with the approved details.

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

5. Notwithstanding the submitted details, the following elements scheme shall not be installed, implemented or carried out unless in accordance with further specifications and physical samples provided which shall have been submitted to and approved in writing by the Council.

- a. Natural cut / sawn stone Roof Slate to Listed Building and new build structures. (non-synthetic)

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

6. All external facing materials shall painted to match the existing colour scheme of the listed building in either white or black. Black to be used to emphasis the following architectural elements:

- a. Quoins

- b. Cills

- c. Castellated parapet copings

- d. Balcony facing and balustrade coping

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

7. Existing cast iron rainwater goods must be retained and repaired. Replacement rainwater goods shall be cast iron with traditional profiling (circular downpipes and halfround gutters), traditionally jointed and period-appropriate fixings and detailing. All components must be painted, in keeping with historic detailing.

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

8. New rainwater goods and SVPs shall be of a heavy-duty cast aluminium system, designed to replicate the appearance and detailing of historic cast iron. The rainwater goods shall match traditional profile, with circular or rectangular downpipes and halfround or ogee gutters with mechanical joints and traditional-style fixings. All components must be painted, in keeping with historic detailing (black). Extruded aluminium systems are not acceptable due to their modern appearance and lack of historic authenticity.

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

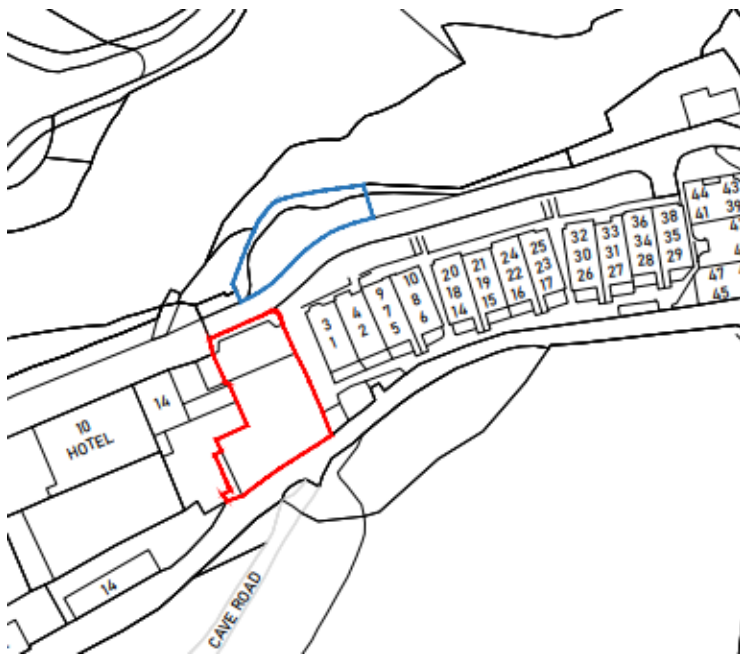
Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of 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>

6. This Listed Building Consent should be read in conjunction with Full Planning Approval LA01/2024/0986/F.

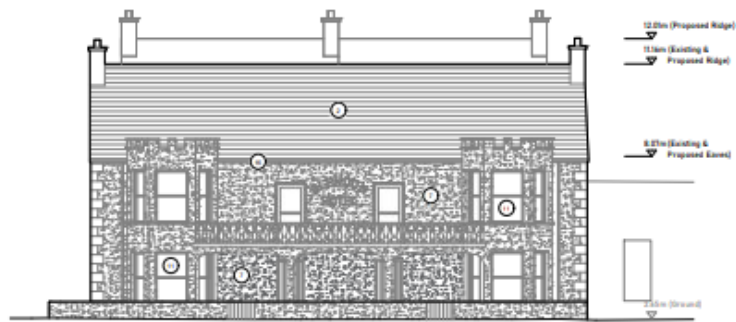
Site Location Plan



Site Layout



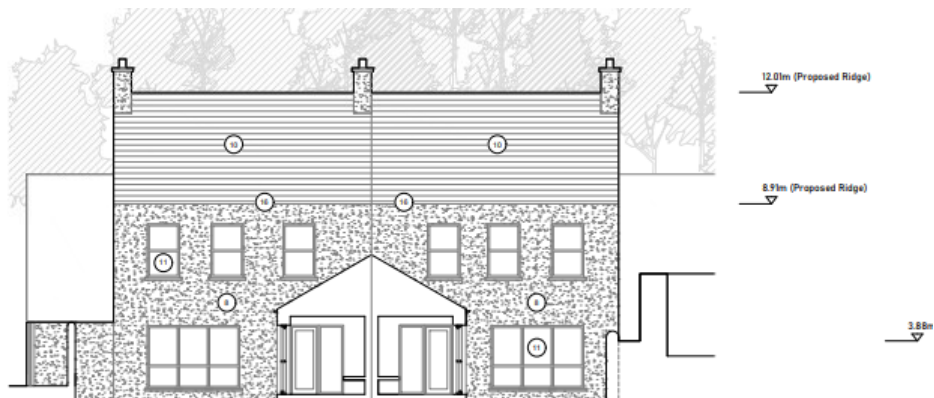
Elevations



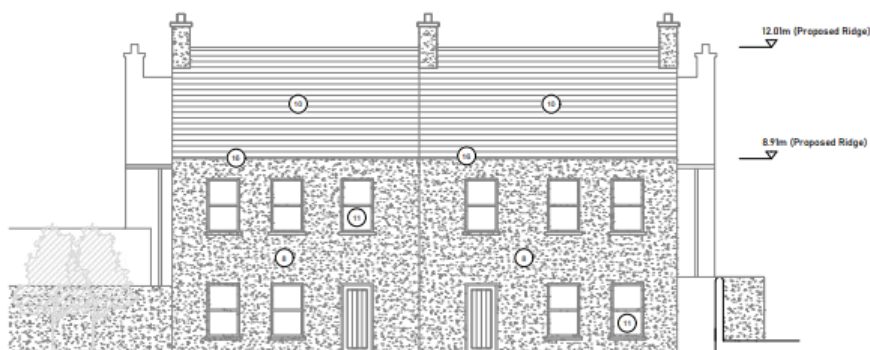
NORTH ELEVATION 01

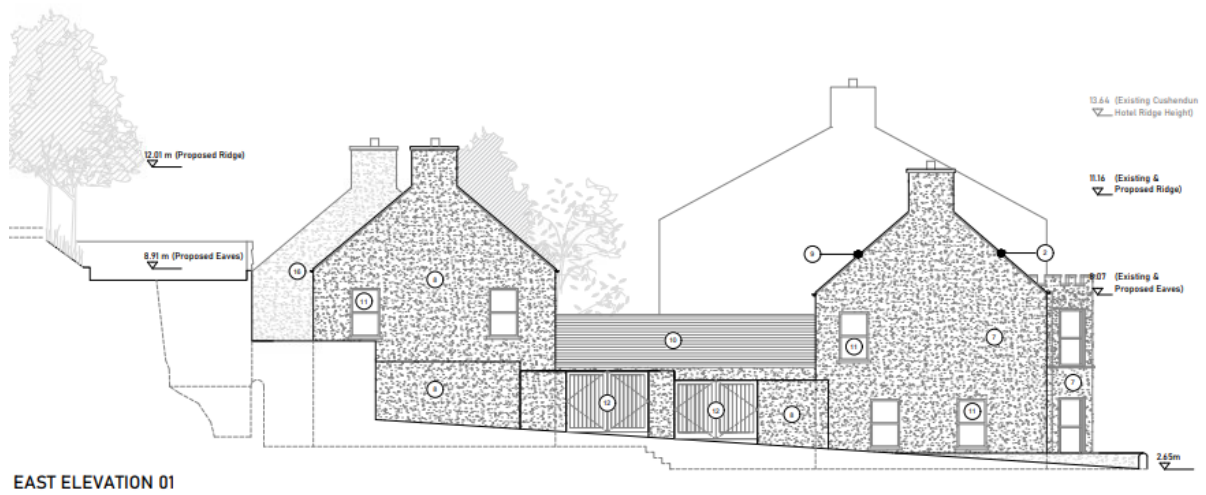


SOUTH ELEVATION 01



NORTH ELEVATION 02





Site Section

