

Planning Committee Report Item 5.10	24th August 2016
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Shane Mathers
Cost: (If applicable)	N/A

ITEM 5.10

**Portrush Town Hall- 2 Kerr Street,
Portrush**

LA01/2016/0626/LBC

24th August 2016

<u>No:</u>	LA01/2016/0626/LBC	<u>Ward:</u>	Portrush and Dunluce
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Portrush Town Hall, 2 Kerr Street, Portrush, BT56 8DQ		
<u>Proposal:</u>	Proposed remedial works to external and internal fabric of existing building, including repairs to existing brickwork facades, roof and window repairs.		
<u>Con Area:</u>		<u>Valid Date:</u>	24/5/2016
<u>Listed Building Grade:</u>	Grade B+ Listed Building		
Agent:	Consarc Design Group		
Applicant:	Causeway Coast and Glens Borough Council, Environmental Services, Cloonavin, 66 Portstewart Road Coleraine BT52 1EY		
Objections: 0	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1 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 **GRANT** Listed Building Consent subject to the condition set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Portrush Town Hall, 2 Kerr Street which is within Portrush Town Centre. The subject building is a 3-4 storey grade B+ Listed building which has a red brick finish and a dark slated roof. The building has architectural detailing around each of the windows and at eaves and ridge height level. The building has been designed in the Scottish Baronial

style and has a 'witch's hat' turret and has bands of cream and black brickwork.

- 2.2 The gable elevation is in a poor state of disrepair and the existing brick appears to be damaged. The existing brick work on the remaining elevations appears to be in a state of disrepair and this is visible via staining to the brickwork from weathering.
- 2.3 The surrounding area consists of the Portrush Town Centre and contains a mix of units characterised by shops, cafes and retail units typical of a town centre.

3 RELEVANT HISTORY

There is relevant planning history which consists of the following:

C/2002/0971/LB- Portrush Town Hall, Kerr Street, Portrush- Demolition of existing rear extension & re-build of same to match original building in architectural detail. Internal & external repair & remodelling Consent Granted 07/05/2004

C/2014/0098/LBC- Portrush Town Hall, Kerr Street, Portrush- Proposed alterations to basement to facilitate tourist information office Consent Granted 01/07/2014

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for proposed remedial works to external and internal fabric of existing building, including repairs to existing brickwork facades, roof and window repairs.
- 4.2 The proposal will repair existing sections of the current building which are currently in a state of disrepair. Each elevation will have brick replacement with salvaged bricks. The elevations will be repointed with lime mortar and the roof will have any damaged or broken slates replaced. All gutters will be joints sealed and painted with a bitumen paint.
- 4.3 The existing windows will be rubbed down, prepared and primed and will be undercoated with two coats of gloss. All plaster strips to the existing windows and external doors will be

removed and re-rendered and sealed with a fillet of flexible mastic. Each of the elevations will be treated with a breathable water repellent which will help to prevent weathering to the external fabric of the building. The existing window cills will be finished with reconstructed stone, natural stone and concrete.

- 4.4 The proposed alterations are designed to improve the external fabric of the building and to help preserve an iconic historic building within Portrush.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

There are no objections to this proposal.

5.2 Internal

Historic Environment Division: Has no objections to the scheme.

MATERIAL CONSIDERATIONS

- 6.1 Section 85(2) of the Planning Act (Northern Ireland) 2011 requires consent for the execution of works to a listed building.
- 6.2 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: Planning, Archaeology and The Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development and the impact of the proposed work on the listed building.

Principle of development

- 8.2 The site is located within the settlement development limit for Portrush and located within the town centre boundary, designation PHT 01 as defined by the Northern Area Plan. The site also lies within the Portrush Town Centre Area of Townscape Character, designation PHT 02.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

Impact on Listed Building

- 8.4 Policy BH 8 of PPS 6 provides the policy guidance in relation to the alteration of a listed building. The main policy criteria which this scheme has to comply with is as follows:

Policy BH 8

Extension or Alteration of a Listed Building

- (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.

- 8.5 The proposed works are for remedial works to the external and internal fabric of the building, consisting of repairs to the existing brickwork, roof and window repairs. The essential character of the listed structure will not be affected. The proposal seeks

maximum retention of the historic fabric and is in keeping with the design of the existing listed structure.

- 8.6 The proposed work will enhance the character of the existing building and the immediate area. As such, it represents an acceptable form of development. The architectural details of the building will remain and the proposed work will improve the integrity of this historic building. The work is sympathetic in terms of materials and the design features of the building will remain unimpaired from these repairs. The proposed development complies with Planning Policy Statement 6- Policy BH8- alterations to a listed building.

9.0 CONCLUSION

- 9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. The proposed works are essentially repairs and do not affect the character of the listed building. The proposed development complies with Planning Policy Statement 6- Policy BH8- alterations to a listed building. It is recommended that Listed Building Consent is granted.

10 CONDITIONS

10.1 Regulatory Conditions:

1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Section 94 of the Planning Act (Northern Ireland) 2011.

Reason: Time Limit.