

Derry City and Strabane District Council Planning Committee Report

COMMITTEE DATE:	25 th March 2019
DATE OF APPLICATION:	09.07.2018
APPLICATION No:	LA11/2018/0712/LBC
APPLICATION TYPE:	Listed Building Consent
PROPOSAL:	Renovation of existing 9no. self-contained 1 bed flats and demolition of existing rear returns. 3 storey rear extensions to provide an additional 6 no. self-contained bedroom flats (14 units in total)
LOCATION:	56 & 58 Northland Road, Derry, BT48 0AL
APPLICANT:	Dunroe Properties Ltd
AGENT:	Liam McLaughlin Architects LTD
ADVERTISEMENT:	14.08.2018
STATUTORY EXPIRY:	29.08.2018
RECOMMENDATION:	Grant Consent

REASON FOR PRESENTATION TO COMMITTEE: This is an application for more than 5 units

All planning application forms, drawings, consultations, letters, representations etc. relating to this planning application are available to view on www.planningni.gov.uk

1. Description of Proposed Development

This proposal is for the renovation and extension to two three storey dwellings to provide fourteen one-bed apartments, seven apartments in each. These are Grade B2 Listed Buildings.

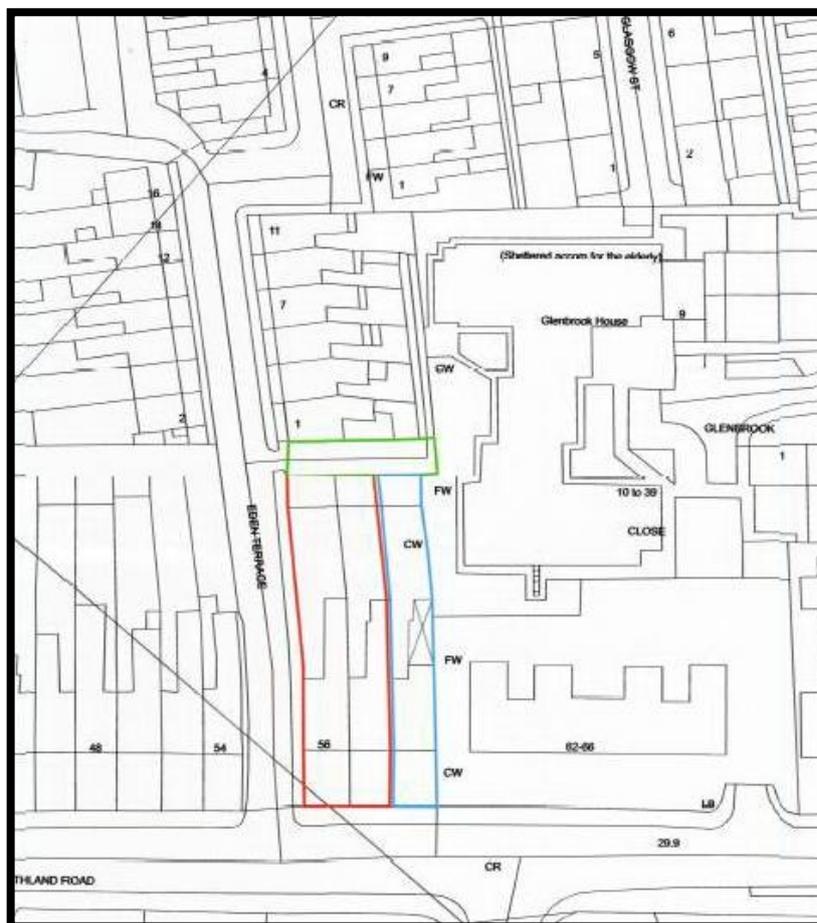
2. Site and Surrounding Area

As can be seen in Figure 1, the application site is a rectangular shaped portion of land. It includes the both dwellings which are Grade B2 Listed Buildings. They each have a small front garden and rear yard area. The application site located on the Northland Road. The site is adjacent to no 60

Northland Road which has a similar proposal before planning which is to redevelop this property to provide 7 one bedroom apartments.

The site is located within Derry City and therefore within the development limit as defined by the Derry Area Plan 2011 (DAP 2011). The site is within the Magee Conservation Area and Flats Policy Area. It is outside, but bordering the Central Area boundary. It is within Zone C “all other areas” in relation to Policy TR 5 which deals with car parking of the DAP.

Figure 1 – Site Location Plan



3. Site Constraints

Listed Building

Magee Conservation Area

Loughs Agency Consultation Zone

4. Neighbour Notifications

Listed Building Consent does not require neighbour notification.

5. Relevant Planning History

REFERENCE NO:	SITE ADDRESS:	PROPOSAL:	DECISION:
LA11/2018/0667/F	60 Northland Road, Derry, BT48 0AL	Restoration, renovation and extension to existing building to provide 8 no self-contained 1 bedroom flats.	Under Consideration
LA11/2018/0564/LDE	56 Northland Road, Derry, BT48 0AL,	5 No. self-contained flats	Permitted Development
LA11/2018/0561/LDE	58 Northland Road, Derry, BT48 0AL,	4 No. self-contained flats	Permitted Development
LA11/2018/0711/F	56 & 58 Northland Road, Derry, BT48 0AL	Amended Proposal: Renovation of existing 9 no. self-contained 1 bed flats and demolition of existing rear returns. 3 storey rear extensions to provide an additional 6 no. self-contained 1 bedroom flats (14 units in total)	Under Consideration
LA11/2018/0646/LBC	60 Northland Road, Derry, BT48 0AL	Restoration, renovation and extension to existing building to provide 8 no self-contained 1 bedroom flats.	Under Consideration

6. Policy Framework

Regional Development Strategy (RDS) 2035

Derry Area Plan 2011 (DAP) 2011

- Policy BE1 Urban Design
- Policy BE 2 Listed Buildings
- Policy BE 4 Conservation Areas

Strategic Planning Policy Statement for Northern Ireland (SPPS) 2015

Planning Policy Statements

- Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS 6)

Magee Conservation Area Guide

7. Consultee Responses

- Historic Environment Division (HED): Following the receipt of amended plans and a reduced scheme, Historic Buildings have no objections to the proposal. They have provided conditions and informatives.

8. Representations

There has been one letter of objection received in relation to this proposal from the residents of no. 12 Duncreggan Road. The concerns raised are summarised as follows:

- Lack of parking provision which leads to loss of amenity. The proposal therefore contrary to DCAN 8, Creating Places and PPS 3.
- The car parking survey is not realistic including streets outside the area where future residents would park their car.
- Overdevelopment of the site leading to loss of character.
- Fails to comply with Policy EXT 1 of PPS 7 Addendum.
- Lack of amenity space and private open space for residents as set out in Creating Places.

9. Consideration of objections

- In terms of parking as detailed in the below assessment, Planning consider that given the size and scale of the existing residential dwelling alongside the location of this property along a Radial Route and its future inhabitants, Planning consider that current parking will not be adversely affected to an unacceptable level.
- The scheme has been reduced and it is considered that the proposal is a suitable form of development within this area. The extension is subservient and will be finished to match and

conform with the Listed Building. Materials are of a high standard. Flats are a prevalent form of development in this area.

- Policy EXT 1 of PPS 7 Addendum is not applicable in consideration of this proposal. This Policy relates to extensions to single properties for use within that property. The extension to this property is to create additional units of accommodation.
- In consideration of amenity space, Creating Places is a guidance document therefore is not strictly applicable in the assessment of this proposal. Given that this development will see the re-use of a Listed Building, is adjacent the Central Area, is within the Flats Policy Area and is

10. Planning Assessment and Other Material Considerations

Section 6 (4) of The Planning Act (Northern Ireland) 2011 requires the Council to make planning decisions in accordance with the local development plan, unless material considerations indicate otherwise.

This proposal falls within use class C1: Dwelling houses. The main policy considerations in respect of this proposal falls within Policies BE 1, BE 2, BE and BE 5 of the DAP, alongside Policies BH 7, BH 8, BH 11 and BH 12 of PPS 6 provide the policy content in terms of good design, Listed Buildings, and Development within Conservation Areas.

This proposal is two-fold, that is that there is a conversion/change of use element and then a new build rear extension to allow for additional units.

*Figure 2 – Current Images of Application Site
Site frontage onto Northland Road*



Rear elevation from Eden Terrace



In terms of Listed Buildings the general presumption of Policies BH 8 and BH 11 of PPS 6 and Policy BE 2 of the DAP is to permit the preservation and change of use of a listed building where they are sympathetically restored and the re-use secures its upkeep and survival. The character and architectural or historic interest of the building should be preserved or enhanced and any 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.

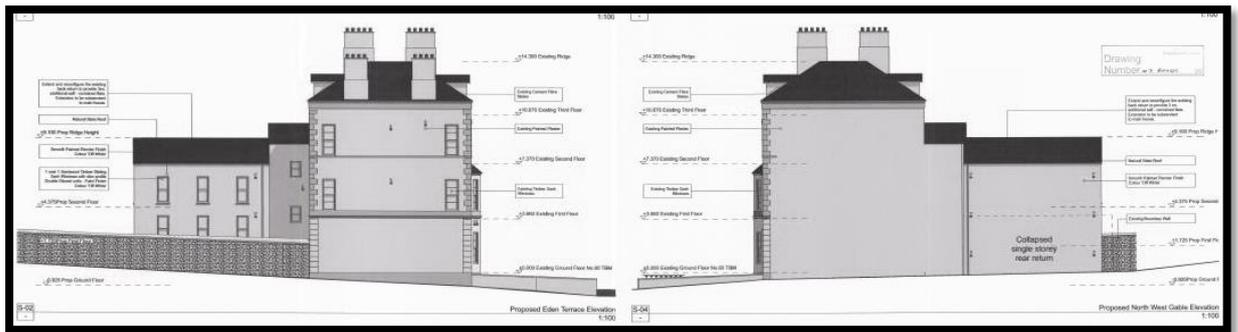
Conservation Area Guidance documents and Policies BE 4 of the DAP and BH 12 of PPS 6 provide the Policy Context for consideration of this proposal which is located within the Magee Conservation Area.

These are Grade B2 Listed Buildings and are described individually as being one of a terrace of three mid-Victorian three-storey with attic two-bay Italianate style townhouses located at the corner of Eden Terrace, which were constructed in 1869. The Listed Building Register states that despite their poor condition they are undoubtedly of very high architectural quality with the front elevation retaining much of its original character, style and proportions. Fine detailing remains such as the moulded panelled timber doors set within a shouldered arch and detailed plaster architrave. Together the three dwellings have group value and the Magee Conservation Area is enhanced by their historical authenticity and presence.

It is considered that the re-use of these listed buildings will ensure their preservation and secure their upkeep. In terms of surrounding context and character, as can be seen in Figure 3 below, the original buildings will be retained in terms of their structural walls and external appearance in particular the front elevations onto Northland Road. The existing rear returns will be extended by approximately 9m and will have ridge heights of approximately 10m. This is approximately 1m below the existing rear returns and approximately 5m below the overall ridge height of the existing dwellings. The height, scale and massing of the rear returns have been amended and reduced during the processing of this application and HED have considered the current proposal and have no objections. The rear returns will be finished in smooth painted render with a natural slate roof with hardwood timber sliding sash windows to reflect the style and character of the existing Listed Building. There will be a grassed and paved area to the rear of the buildings with a separate bin storage area.

Figure 3 – Proposed Floor Plans & Elevations





It is considered that the retention, re-use, extension and preservation of these buildings will preserve and improve the appearance of this area, will not result in any adverse impact of views into the Conservation Area, and is sympathetic in terms of use with the adjacent uses.

Therefore, it is considered that this proposal will be acceptable and appropriate in terms of **Policies B2 2 and BE 4 of the DAP and Policies BH 8, BH 11 and BH 12 of PPS 6.**

9. Conclusion and Recommendation

In consideration of the above, approval is recommended as permitting this change of use and extension will ensure the retention, and renovation of this Listed Building. The re-use of this building will not result in any adverse impacts on the streetscape, character or appearance of the Magee City Conservation Area. No other applications have been forthcoming and as such it has been vacant for a number of years which has resulted in the internal structure falling into a state of disrepair. Approval is therefore recommended subject to the condition set out in Section 12 below.

10. 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.

2. The materials and finishes to be used in the construction of the external surfaces of the development hereby permitted, shall be in accordance with Drawing 07 Rev01 which details the following:
 - Windows shall be timber sliding sash with opaque paint finish.
 - The external finish shall be painted render.
 - Roof covering shall be Bangor Blue natural slate or other locally sourced natural slate with blue/black ridge tiles;
 - Eaves shall be 'clipped' and without exterior timber roof timbers and verges
 - Rain water goods shall be cast iron or cast aluminium.

Reason: To ensure the materials and detailed design are in keeping with the character of the listed building.

3. At least 4 weeks prior to commencement of re-construction/building works on site, detailed landscaping proposals and cross sections indicating level changes shall be forwarded and agreed in writing by the Council in conjunction with HED.

Reason: To ensure the materials and detailed design are in keeping with the character of the listed building

4. Subject to the above conditions the development shall be carried in accordance with the stamped approved drawings 01, 02, 03 Rev01, 04 Rev01, 05 Rev01, 06 Rev01, 07 Rev01, 08 Rev01, 09 which were received on 9th July 2018 and 10th December 2018.

Reason: To ensure the development is carried out in accordance with the approved plans.