

# HISTORIC BUILDINGS COUNCIL

## 388<sup>th</sup> MEETING

Held in the Water Management Unit, 17 Antrim Road, Lisburn  
on

Friday, 19<sup>th</sup> March 2010 AT 10.15am

### Present:

Mr F Robinson – Chairman  
Mrs I Andrews  
Mr B Banks  
Mr K Boston  
Mr C Crimmins  
Mr J Diamond  
Prof J Fitzgerald  
Mr B Green – *items 1-5*  
Mr P Harron – *items 1-5*  
Ms N Houston  
Miss H Kenny  
Mr A Lindsay  
Mr M Martin  
Mr R Miles *items 1-5*  
Mr P McGuigan  
Mrs A Peacocke  
Dr P Warke

### In Attendance:

Mr M Deery, NIEA  
Ms J Lunn, NIEA  
Mr H Hossack, NIEA – *items 1-5*  
Mr D MacRandal, NIEA – *items 1-5*  
Mr T Reeves-Smyth  
Mr A Turkington, NIEA  
Mr S Houston, NIEA

Ms S Bagnall, PS  
Ms S Mossman, PS

Ms B McAlister, Secretariat  
Ms K Robin, Secretariat

## 1. APOLOGIES

Apologies received from Mrs Ursula O'Hare.

## 2. MINUTES OF THE 387<sup>th</sup> MEETING

The minutes of the 387<sup>th</sup> Meeting of the 19<sup>th</sup> February 2010 were agreed.

## 3. CHAIRMAN'S BUSINESS

The Chairman began by asking members to declare any conflict of interest on agenda items – none received from members. The Chairman declared an interest in the Follies Trust event (see item 8.5) 24/3/10 as he is a board member of the trust.

- 3.1 The Chairman reported that he attended a presentation by Belfast City Council on the Draft Belfast Integrated Strategic Tourism Framework 2010 – 2014 on the 16<sup>th</sup> March and HBC are invited as stakeholders to submit a response to the consultation. The Chairman requested that members submit their comments on the document to the Secretariat and responses will be collated and Council's response will be submitted by the deadline date of 2<sup>nd</sup> April.

<b>Action</b>	<b>Prepare response to consultation</b>	<b>Members/Secretariat</b>
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## 4. PLANNING

### 4.1 Façade Retention Proposal, Haymarket Building, Royal Avenue, Belfast

Mr Dermot MacRandal, NIEA made a presentation of a Listed Building Consent and Planning Application for façade retention of the listed Haymarket Building located at Royal Avenue, in Belfast City Centre. He pointed out that the building is in fact a group of listed buildings at one end of Royal Avenue. The most decorative of these has completely lost its interior due to a fire and now has a new steel structure. The other parts of the group retain historic floors and walls but have little internal detail of note. All of these buildings lost their original roofs during the 1970's and now have flat roofs.

The proposals are for retention of the facades, recreation of a 'historic' pitched roof form similar to that which would have originally existed on the buildings with large open plan shop units at ground floor and apartments above. Economic viability is the main argument advanced for the proposal not to adapt the existing buildings.

Mr MacRandal explained that Department Policy in regard to such proposals is contained in BH8 of Planning Policy Statement 6. Sub paragraph 6.15 in particular states that: ‘*The preservation of facades alone and the gutting and reconstruction of interiors, is rarely an acceptable approach to the re-use of listed buildings and will only be permitted in exceptional circumstances.....By adopting a flexible and imaginative approach historic buildings can be adapted to new beneficial uses without destroying their architectural and/or structural integrity.*

Following the presentation members discussed the plans and expressed their views and concerns on a number of issues including:

- Haymarket Arcade - should be retained. The historic connection between the Haymarket and Royal Avenue is important as a historic reference and an important part of the value of these buildings.
- The current plans will destroy the integrity of the buildings which should be retained in any proposal
- The economic viability argument should not be taken into account as the developer would have been aware the buildings were listed when he purchased the property

A minority of Council members felt that the extent of loss of fabric to the listed buildings coupled with the proposed restoration of roofscape could be considered an exceptional circumstance. Though this would lead to a further loss of fabric of the listed buildings they argued that its exterior would enhance the Conservation Area in which the buildings are located.

By casting vote of the Chairman, Council was opposed to the proposal.

The Chairman thanked Mr MacRandal for his presentation.

## 5. SECOND SURVEY – Ad Hoc Listings

Ms Lunn gave a presentation on remain listed and new listings in the Omagh area.

### 5.1 Remain Listed

HB Ref	Abbreviated Address	NIEA Evaluation
HB11/17/001	St. Mary's Church, Crockanboy Road	B2
HB11/17/002	Drumlea Bridge, Near Rousky	B2
HB11/18/003	Mountfield Parish (C of I), Inisclan Road	B1
HB11/18/005	Holy Trinity Church (C of I), Drumnakilly Road	B1
HB11/18/006	Loughmacrory Lodge, 192 Loughmacrory Road	B1
HB11/19/001	St Columbkille's Church, Main Street	B1
HB11/19/003	Termon House, 64 Termon Road	B+
HB11/19/004	Glenview House, 1 Hazelhill Road	B2
HB11/20/001	St Michael's Church C of I, Cooley Road	B
HB11/20/014	Fountain, outside 30 Main Street	B2
HB11/20/015	Fountain, outside 29 Main Street	B2
HB11/20/016	Fountain, outside 46 Main Street	B2
HB11/20/017	Pump outside Weighbridge House, Main Street	B2
HB11/20/018	Pump outside, 71 Main Street	B2

Mr Turkington gave a presentation on remain listed and new listings in the Strabane area and 3 ad hoc new listings in the Co Down area.

### 5.2 Remain Listed

HB Ref	Abbreviated Address	NIEA Evaluation
HB10/01/005	First Castledearg Presbyterian Church, Garvetagh Road,	B1
HB10/01/006	Mourne Beg Bridge, Maghernageragh Road	B2



Ms Bagnall reported that the planning application and building consent are both ongoing and additional information has been requested.

**Action Update Council on progress PS**

**6.11 Stable Block, Fivemiletown**

Ms Bagnall reported that the enforcement case is now closed. On appeal the owner's fine was reduced to £12,500 from the original amount of £15,000.

**6.12 Tree Preservation Orders – Myrtle Lodge**

No update at this time – prosecution ongoing.

**Action Update Council PS**

**6.13 Glenarm, Former Fish Factory**

Ms Bagnall reported that the application is ongoing and an internal meeting to be arranged and noted that HBC's response to the latest application is being considered by PS.

**Action Update Council on progress PS**

**6.14 66 Malone Road**

Ms Bagnall reported that the PAC decision of 23/2/10 on appeals for consent to demolish was dismissed. Case is currently with Divisional solicitors

**Action Update Council PS**

**6.15 Quay Road, Ballycastle**

Ms Bagnall reported that the application for the Marine Hotel and associates facilities was presented to the local Council. Enforcement case is being pursued but details are limited as this is an ongoing case.

**Action Update Council on progress PS**

**6.16 Planning General Development Order (GDO)**

Ms Bagnall reported that the consultation closed on 22/1/10, the review of responses is ongoing.

**Action Update Council PS**

**6.17 Article 4 Directives, Pilots Projects**

Ms Bagnall reported that the Paper will be going to the PS Management Board for review shortly.

**Action Update Council on progress PS**

**7. MEMBERS REPORTS**

There were no member's reports.

**8. ANY OTHER BUSINESS**

**8.1 GLENARM - 'Enquiry by Design' presentation**

Mr Terence Reeves-Smyth, NIEA presented to Council a short presentation on the Glenarm Regeneration Project workshop sponsored in partnership with Larne Borough Council and the Prince's Trust Regeneration project. The workshop held in February of this year ran for three days from Tuesday 16<sup>th</sup> – Thursday 18<sup>th</sup>.

Then Mr Reeves-Smyth summarised the development of the Glenarm village and its importance. In his opinion it is one of the finest Conservation Area in Northern Ireland. He noted that the Second Survey has been carried out on the Glenarm area, and that a wealth of information is available on its buildings.

The proposals were focused upon developing the area around the harbour and finding a solution to the long standing issue of the future of the derelict Furniture/Fish Factory building complex, which has become an eyesore. One of the proposals was to develop a small crafts shopping area within the existing 19<sup>th</sup> century former storage yard adjacent to the bridge. It was suggested this would include some housing and some land swaps could be made with the developer who owns the Furniture/Fish Factory. It was also suggested that part of the site of the Furniture/Fish factory be made into a car park with restaurant and tourist facilities for visitors coming into Glenarm. The former Whiting Factory was also suggested as a possible hotel site. Generally, the emphasis was placed on the need to improve the 'front' of Glenarm – that is the area people see on passing through – the area facing the sea and harbour. It was also hoped that the village should not be allowed to become a commuter area and that future developments be within the existing Scottish vernacular architectural character of the village. The three and half day workshop also focussed upon the wider tourist opportunities of the area and highlighted the success of the restoration of the walled garden within the demesne has had on drawing in tourists to this area.

Mr Reeves-Smyth reported that members of the local community were well represented in the workshop and their opinion and views were fully considered. The proposals were met with support. Mr Reeves-Smyth concluded that it was a worthwhile and positive exercise and that a booklet summarising the proposals will now be produced by the Prince's Trust.

The Chairman thanked Mr Reeves-Smyth for his presentation.

## **8.2 Upcoming Consultations: Planning Service.**

- Historic City and Clarendon Street Conservation Area (1<sup>st</sup> draft) Design Guides- comments due 9<sup>th</sup> April 2010 (1 copy for circulation).

### **Belfast City Council/NITB**

- Draft Belfast Integrated Strategic Tourism Framework 2010-2014, due 2<sup>nd</sup> April 2010

### **DETI**

- Draft Tourism Strategy for NI to 2020, due 20<sup>th</sup> May 2010

## **8.3 Events:**

### **NIEL-NIEA Conference 2010**

'RIGHT vs. RIGHT' when there are two environmentally sound, but opposing, solutions. Conference will be held on Tuesday, 30/3/10. at NICVA, 61 Duncairn Gardens, Belfast, rsvp via Secretariat.

### **The Follies Trust Lecture, Newcastle, Co. Down 24/03/10**

Item for members should they wish to attend.

Lecture by the Earl of Roden – Raising new ideas, the influence of the Grand Tour on the Development of Tollymore Park. Wednesday 24/03/10, 7.30pm, Annesley Hall, South Promenade, Newcastle. £10 payable at door.

## **8.4 JCIH**

The Chairman gave a brief explanation on the Joint Committee for Industrial Heritage (JCIH), noting that JCIH considers specific aspects of industrial heritage. JCIH comprises members of the Historic Monuments Council and HBC and meets 2 or 3 times per year. He requested expressions of interest from members who would like to sit on JCIH. Three to four HBC reps required for the Committee.

## **9. DATE OF NEXT MEETING**

The date of the next meeting is scheduled for Friday 16<sup>th</sup> April 2010