



Declaration

In accordance with Part IV, Section 57 (2) of the Local Government (Planning and Development) Act, 2000 (as amended).

Louth County Council:

This declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interior or exterior of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within the attendant grounds of the protected structure.

Nothing in this declaration exempts works that would not otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. If in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

This Declaration may be referred to An Bord Pleanála for review within 4 weeks of its issue, upon payment of the requisite fee in accordance with Part IV, Section 57 (8) of the Planning & Development Act 2000 as amended.

Applicant Name:	Lisa & Sean Crudden		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	28 th Jan 2022	Date of Inspection:	23 rd March 2022
Date of Issue of Declaration:	05/04/2022	Previous Declarations:	None

Address:**Location:**

Name of Building:

National Grid co-ordinates:

E

N

322407

310768

Address 1: 17 Euston Street

O.S. Map Type:

Address 2: Greenore

Map Sheet:

Address 3: Co. Louth

Site Number:

Eircode:



S57 Ref: LHS22-01

Protection Status:

Y / N

Details:Under the Planning and development Act 2000
(as amended)

Record of Protected Structures:

Y ✓

N

Lhs009-022

Architectural Conservation
Area:

Y ✓

N

Greenore ACA

Under the Planning and development Act 2000
(as amended)Record of Monuments and
Places:

Y

N ✓

Zone of Archaeological
potential:

Y

N ✓

Preservation Order or
Temporary P.O.:

Y

N ✓

NIAH Registration No. (if applicable):

13831008

Survey Data

Reg No

13831008

Rating

Regional

Categories of
Special Interest

Architectural, Social

Original Use

Worker's house

In Use As

House

Date

1870 - 1875

Coordinates

322407, 310768

Date Recorded

08/08/2005

Date Updated

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Description of the Structure:

Terraced two-bay two-storey former railway worker's house, built 1872, now in private domestic use. Two-storey and lean-to extensions to east. Pitched slate roof, clay ridge tiles, red brick flat-capped chimneystack, cast-iron gutters on overhanging eaves. Squared coursed rubble limestone walling, painted smooth rendered walling to east. Square-headed window openings, block-and-start bull-nosed yellow brick jambs, flat-arched bull-nosed brick lintels, tooled granite sills, uPVC windows. Square-headed door opening, block-and-start bull-nosed yellow brick jambs, flat-arched bull-nosed brick lintel, painted timber panelled door, plain-glazed overlight. Fronts directly onto street, garden to east with communal laneway giving access to gardens forming eastern boundary.

Appraisal

This modest terraced house is a fine example of late-nineteenth-century worker's housing. Built for the workers of the London and North Western Railway, which was completed in 1873, the terrace is an integral part of Greenore. Their simple forms are enhanced by the attractive yellow brick window dressings, a feature of Euston Street, and they stand as a reminder of the development of Greenore as an important transit point in the late-nineteenth century.

Site Description of Proposed Works

The Structure on site is the second last dwelling on the south eastern end of a terrace of 12 2-storey dwellings of similar design along Euston Street within the rural node of Greenore. The front of the structure has 3 window openings 6/6 in style and made of uPVC material plus a single front door opening onto the street. The dwelling to the north of the property has original window opening in the style of 6/6 timber sliding sash as do a number of other properties along the terrace. Others however have either uPVC or timber windows. It is the 3 uPVC windows on the front façade of the property at 17 Euston Street which are the subject of this Section 57 Declaration.

Assessment

The Planning Authority has considered the works to 17 Euston Street which involve the replacement of 3 uPVC windows with 3 no. 6/6 painted timber sash windows to the front elevation to be fabricated to match the surviving original sash windows on Euston Street. The declaration form states that the fabrication drawings are to be approved by conservation architect Jacqueline Pope, Baltray (RIAI Grade 2 Conservation Architect).

Depending on the nature of the works involved and the special interest of the structure, some works to a protected structure might not require planning permission. The Replacement of previous inappropriate alterations such as uPVC or aluminum windows with appropriately detailed replacement windows would not materially affect the character of the protected structure.

The Planning Authority has considered the Section 57 Declaration which asks the question if replacing 3 non-original uPVC windows on the front façade of the dwelling with 3 no. 6/6 painted timber sash windows fabricated to match the surviving original sash windows on Euston Street with fabrication drawings approved by Jacqueline Pope (Grade 2 Conservation Architect) to a protected structure is exempt development and the Planning Authority consider that the uPVC windows are not original and do not complement the period in which the house was constructed or the style of the original six-over-six sliding sash timber framed windows evident on Euston Street and therefore providing the new windows described in the S57 declaration form are appropriately detailed replacement windows in conformity with The Architectural Protection Guidelines for Planning Authorities and Department of Environment, Heritage and Local Government Conservation Guidelines, the question asked is considered to be development that would not materially affect the character of the protected structure.

Schedule of Works:

Work which would not materially affect the character of the protected structure are outlined as follows:

- (1) Replacement of 3 non original uPVC windows to the front façade of 17 Euston Street with appropriate detailed replacement windows that match the style of the existing six-over-six sliding sash that are currently present on the front facades of other dwellings along Euston Street including the adjacent dwelling at 16 Euston Street.

Special Remarks:

The house and terrace was built around 1872, with a regional listing status and falls within 2 categories namely Architectural and Social.

Any further documentation attached (maps, photographs, sketches, notes etc.)? Y

- Map,
- Declaration form
- Site photos taken by Planning Authority inspector 23rd March 2022



Above: 17 Euston Street with light green door

Above: 6/6 timber sash window at 18 Euston Street

Recommendation:

I hereby recommend that a Declaration of Exemption be granted for the development described above, for the reason(s) set out hereunder:

AND WHEREAS the question has arisen as to whether the proposed works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at 17 Euston Street, Greenore, Co. Louth

AND WHEREAS Lisa & Sean Crudden requested a declaration on the question from Louth County Council on the 28th January, 2022.

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

- (a) Section 2 of the Planning and Development Act 2000, as amended,
- (b) Section 3 of the Planning and Development Act 2000, as amended,
- (c) Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- (d) Section 57 of the Planning and Development Act, 2000 as amended,



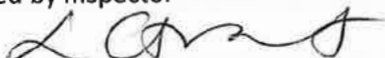
- (e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- (f) The special interest pertaining to the protected structure in question and
- (g) The nature and extent of works set out in the referral question which seeks to replace three non-original uPVC windows on the front elevation of the structure.

AND WHEREAS Louth County Council has concluded that:

- (i) The replacement of uPVC windows on the front elevation constitutes "works" as defined in Section 2 of the Planning and Development Act 2000 (as amended);
- (ii) Replacement of uPVC windows, on the front elevation, with six over six painted timber sash windows that match the surviving sash windows on Euston Street, would not materially affect the character of the protected structure.
- (iii) The said development, therefore, comes within the scope of section 4(I)(h) and Section 57(I) of the Planning and Development Act 2000 (as amended).

NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by Section 57 of the 2000 Act as amended, hereby decides that the proposed works to the front elevation at 17 Euston Street, Greenore, Co. Louth as detailed above, **constitutes development that is exempted development.**

Signed by Inspector


Lisa Grant, Assistant Planner

Date

05/04/2022

Signed by Planning Authority Officer


Joanna Kelly, Senior Planner

Date

05/04/2022