

SECTION 57 REQUESTS

Mr. Joey Callan

St Leonards

18 Seatown Dundalk

Ref No: D21-04

Mr Callan has sought to replace existing windows to the first floor front of dwelling – just replace sash windows and retain timber frames.

I met applicant on Wednesday 3rd November 2021 and inspected his proposal as there was insufficient detail lodged on the Section 57 file. I met the owner Joey Callan at the premises.

No 18 Seatown is a Protected Structure:



LOCATION: Address: 18 Seatown, Dundalk, Co Louth

Name of building: St. Leonards,

The site is located within Roden Place ACA No 2:

It is the intention of the council in the designation of this ACA:

1. To protect and enhance the character of the area by giving consideration to the suitability of scale, style, construction materials, colour and decoration to be used in any proposals for new development, including alterations and extensions, taking place within or adjacent to this area.
2. To encourage the preservation and re-instatement of traditional details and materials appropriate to the style and period of the individual buildings in the area. The replacement of existing timber sash windows with uPVC or aluminium will not be approved.
3. To retain and protect decorative elements and features in the area such as railings, stone steps, wrought iron balconies.

Map OS Sheet: Lh 7 National Grid Co-ordinates:

Protection Status	Y/N	Details
<i>Under the Planning and Development Act 2000</i>		
Record of Protected Structures	Yes	D283, Dundalk Development Plan
Architectural Conservation Area	Yes	Dundalk Development Plan
<i>Under the National Monuments Acts 1930 -2004</i>		
Recorded Monument	No	
Zone of Urban Archaeological Potential	Yes	
Preservation Order	No	
State Guardianship or Ownership	No	

NIAH Registration number (if applicable): 13705114 Regional Listed Building

BRIEF DESCRIPTION OF THE STRUCTURE:

Terraced two-bay two-storey house, c. 1840.
Roof: Pitched; slated; brick stack; cast iron gutter on paired corbels; hopper, downpipe
Walls: Rendered, painted; projecting plinth of painted stone
Opes: Render reveals; painted stone cills; timber framed 3/3 vertically divided sashes without horns at 1st floor; c.1975 timber window with top hung vent at ground floor ; arched doorway; painted timber doorcase of fluted Ionic columns, entablature, 4 panel timber door with brass fittings, plain fanlight. Rear windows replacement c.1975 as ground floor front.
Interior:
Cornices to front rooms on both floors, cast iron fireplace to living room, mid 20thc tiled fireplaces in larger bedrooms, low ceilinged developed attic space with velux rooflight.
4 panel doors generally, timber panelling to windows, timber staircase with square ballusters,
Flat roofed two-storey extension to rear.
Garage at rear with galvanised roof, roller shutter doors, accessed from rear lane, stone walls with lime plaster to small enclosed yard.

Works which would materially affect the character of the protected structure and as a result require planning permission:

1. Changes to the exterior appearance of the building, including - works that would result in loss or damage to natural slate roofing, original rainwater goods, chimneys, installation of rooflights, removal of render, alterations to external structural openings, **replacement of windows or doors, fitting of double glazed units in existing windows**, installation of exterior lighting fixtures, satellite dishes, meter boxes, or signage, removal of stone boundary walls.

2. Changes to internal layout including those required to meet building regulations, which would affect the original or early surviving plan form or section, removal of structural walls, insertion of fixed partitions, insertion of suspended ceilings, alterations of floor levels, alteration to the layout or form of stairwells
3. Changes to internal finishes, fixtures and fittings, including those required to meet building regulations, that would involve loss or damage to original or early surviving joinery,(such as windows, doorcases, architraves, panelling) corncicing, removal of 19thC fireplaces or chimneypieces, or staircase.
4. Installation of services, including fire detection and security systems, re-wiring or replumbing, where these would be visually intrusive or result in damage to the items described above.
5. Extensions
6. Changes to boundary walls, gates or railings.

Works which would NOT materially affect the character of the protected structure:

1. Redecoration of exterior in approved colours and Interior redecoration where plasterwork or other underlying coatings are not compromised
2. Routine maintenance and repair works consisting of like for like replacement of elements using traditional methods and materials and complying with the Dept of Environment, Heritage and Local Government Conservation Guidelines. Where such works are extensive (e.g. re-plastering or re-slating) the local authority should be consulted and approval sought of methods and materials.
3. Replacement of previous inappropriate alterations such as uPVC, aluminium or top hung timber windows with historically accurate and appropriately detailed timber sash windows. Details should be agreed with the planning authority before commencement.
4. Internal alteration of the modern extension provided care is taken to protect the fabric of the original building.
5. Minor alteration or repair of services
6. Introduction of secondary glazing and thermal insulation complying with the Dept of Environment, Heritage and Local Government Conservation Guidelines.

Special Remarks:

You advised that you wished to replace the single glazed three over three first floor windows with mahogany timber double glazed windows. It is considered that to do this would fall under the definition of works which would materially affect the character of the protected structure and as a result require planning permission:

If you wish to proceed to replace the first floor windows with new double glazed replica window you will require planning permission. In respect of insulation you should consider use of secondary glazing and thermal insulation complying with the Dept of Environment, Heritage and Local Government Conservation Guidelines.

See advise notes buildingsofireland.ie WINDOWS A GUIDE TO THE REPAIR OF HISTORIC WINDOWS

Inspector:
Declan Conlon
Executive Planner

Date: Date: 4th November 2021

