

Louth County Council

Declaration

D21-02

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

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 what 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.

Applicant's Name: Gerry & Nollaig Giggins , 52 Castle Road, Dundalk, Co. Louth,
0879066478
Status (owner or occupier): Owner

Date of Request for Declaration: 23rd September 2011 Date of Inspection: July 2021

Date of Issue of Declaration: 10th September 2021
Previous Declaration(s); None

LOCATION

Name of building:

Address: 52 Castle Road, Dundalk, Co. Louth

Map OS Sheet: 14 & 14A

National Grid Co-ordinates:

Protection Status	Y/N	Details
<i>Under the Planning and Development Act 2000</i>		
Record of Protected Structures	YES,	D081, Dundalk & Environs Development Plan 2009-2015 (as extended)
Architectural Conservation Area	YES, ACA No 1.	St. Mary's Road

It is the intention of the Council by the designation of this Architectural Conservation Area:

1. To protect and enhance the character of this urban housing area and the setting of the protected structures within 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 in the area. The replacement of existing timber sash windows with uPVC or aluminum will not be approved.
3. To protect and enhance the relationship between buildings and open space, and to retain and protect decorative elements and features in the area such as railings and boundary walls.

Under the National Monuments Acts 1930 -2004

Recorded Monument	NO
Zone of Urban Archaeological Potential	NO
Preservation Order	NO
State Guardianship or Ownership	NO

NIAH Registration number (if applicable): 13702011

BRIEF DESCRIPTION OF THE STRUCTURE:

End-of-terrace two-bay two-storey with attic house, built c. 1890. Front bounded by wall with metal spikes and decorative cast-iron gate. Plaque to south gable reads " Peter Rice, Engineer, 1935-1992"

A fine example of domestic architecture of the late Victorian period with its handsome canted bay and fine cast iron gate, it harmonises with the other houses in the terrace and is yet distinctive. It was the birthplace of Peter Rice Engineer.

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 - painting of previously unpainted surfaces, works that would result in loss or damage to natural slate roofing, flat roof reinstatement, original rainwater goods, chimneys, installation or removal of roof lights, removal of render, alterations to structural openings, replacement of windows or doors, installation of exterior lighting fixtures, satellite dishes, meter boxes, or signage.

2. Changes to internal layout which would involve removal of structural walls, or chimneybreasts.
3. Installation of services on the exterior.
4. Extension constructed does not appear authorised
5. Changes to boundary walls.
6. Changes to internal layout which would involve removal of structural walls, or chimneybreasts.
7. Installation of services on the exterior.
8. Works to remove graffiti from side elevation of dwelling
9. Changes to internal layout which would involve removal of structural walls, or chimneybreasts.
10. Installation of services on the exterior.
11. Works to external shed including roof, windows, façade repairs and replacement of inappropriate doors along roadside.
12. Changes to boundary walls.

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

1. Redecoration of exterior in similar or approved colours. Interior redecoration including tiling.
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. Changes to internal layout, other than removal of structural walls or chimneybreasts.
4. Changes to internal finishes, surfaces, fixtures and fittings where these do not compromise the performance of the structure.
5. Replacement of previous inappropriate alterations such as uPVC windows with appropriately detailed and historically accurate replacement windows.
6. Demolition of the modern extension where care is taken to protect the fabric of the original building. Rebuilding of the existing extension in a similar form.
7. Alteration or repair of services internally.

Special Remarks:

Following inspection I noted works to rear flat roof extension including repairs to flat roof with new covering, alterations to rear extension including external plaster works, fitting of new PVC external doors replacement & repairs to existing window opes, removal of damaged doors and reorganization of internal rooms together with plumbing and electrical repairs would require retention planning permission.

I noted works to existing radiators, fireplaces and moldings work requires to be further assessed as part of a planning application so that any architectural features of the original house can be assessed as per its heritage impacts. An architectural impact assessment would be required. The Applicant has sought to insert new fireplaces and antique styled doors where once they may have previously existed and to insert doors where inappropriately styled doors once existed.

Any further documentation attached (annotated maps or plans, photographs, sketches, notes)? No

Inspector:

Declan Conlon

Date: 8th September 2021.

Local Authority Officer:

Date: 8/9/2021.

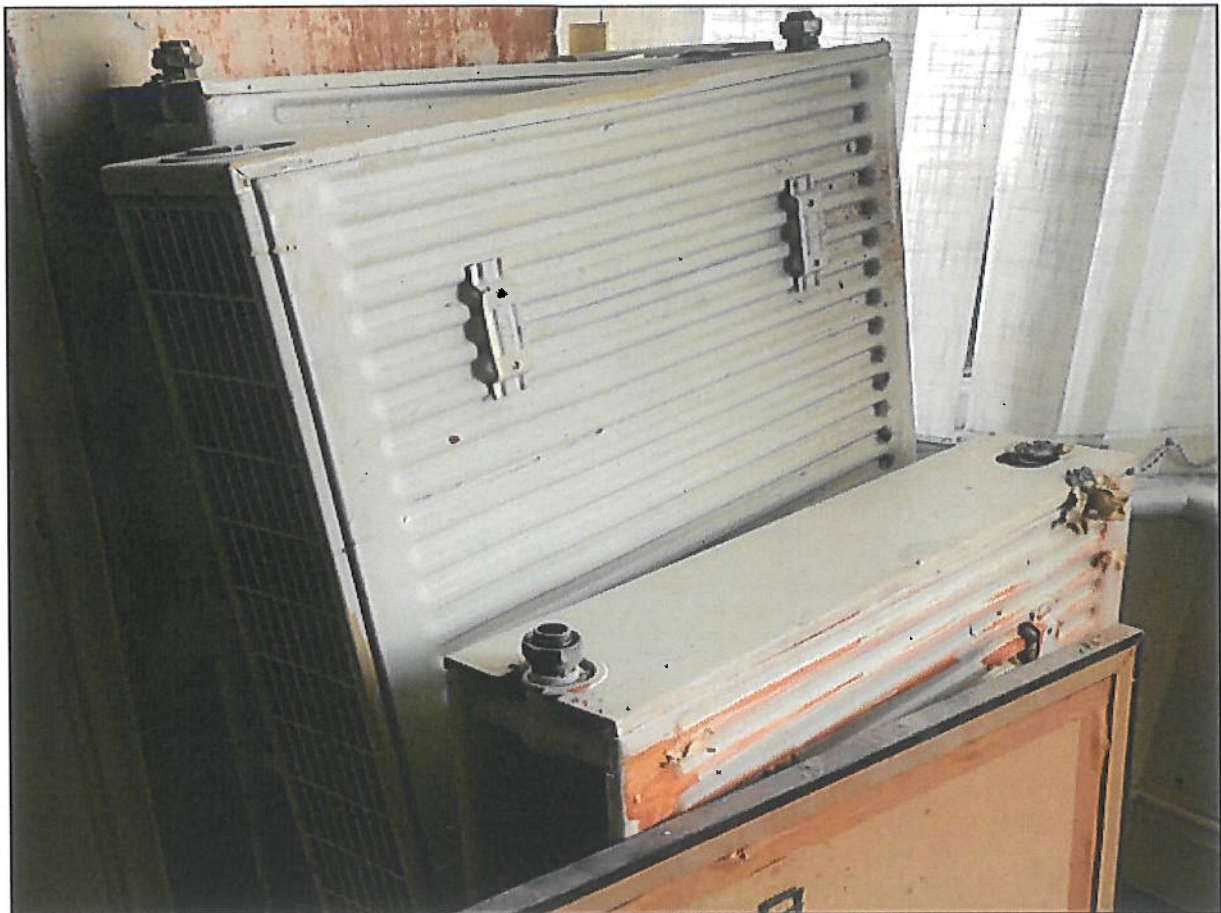
End-of-terrace two-bay two-storey with attic house, built c. 1890. Front bounded by wall with metal spikes and decorative cast-iron gate. Plaque to south gable reads " Peter Rice, Engineer, 1935-1992"



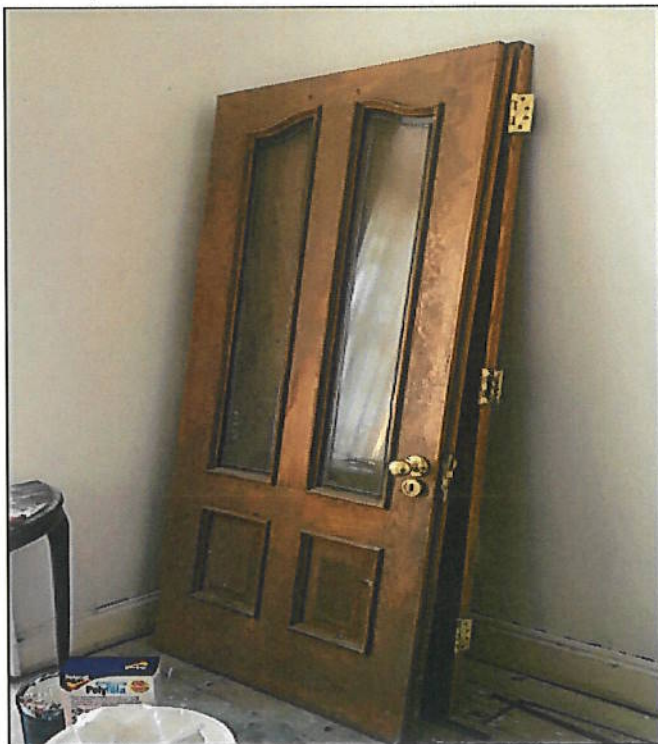
Figure 1 New fireplace to replace original which wasn't original



New radiators to replace existing ones – they still have retained existing radiators and are available for inspection (see below)



Existing Radiators removed.



Doors acquired to replace some internal doors. Looking to hang these doors which they have sourced in lieu of poor quality doors that existed in property once clients bought it



Internal tiling to rear extension to rear single storey (not thought to be part of original house that has been constructed which has been modernised in part (tiles laid on concrete surface) b=new skirting, plumbing & wiring also.



Figure showing outbuilding in yard where clients want to repair – roof needs re-felting, repairs to window & doors + repainted



Applicant Replace timber doors to outside elevation along street with conservation aesthetic doors



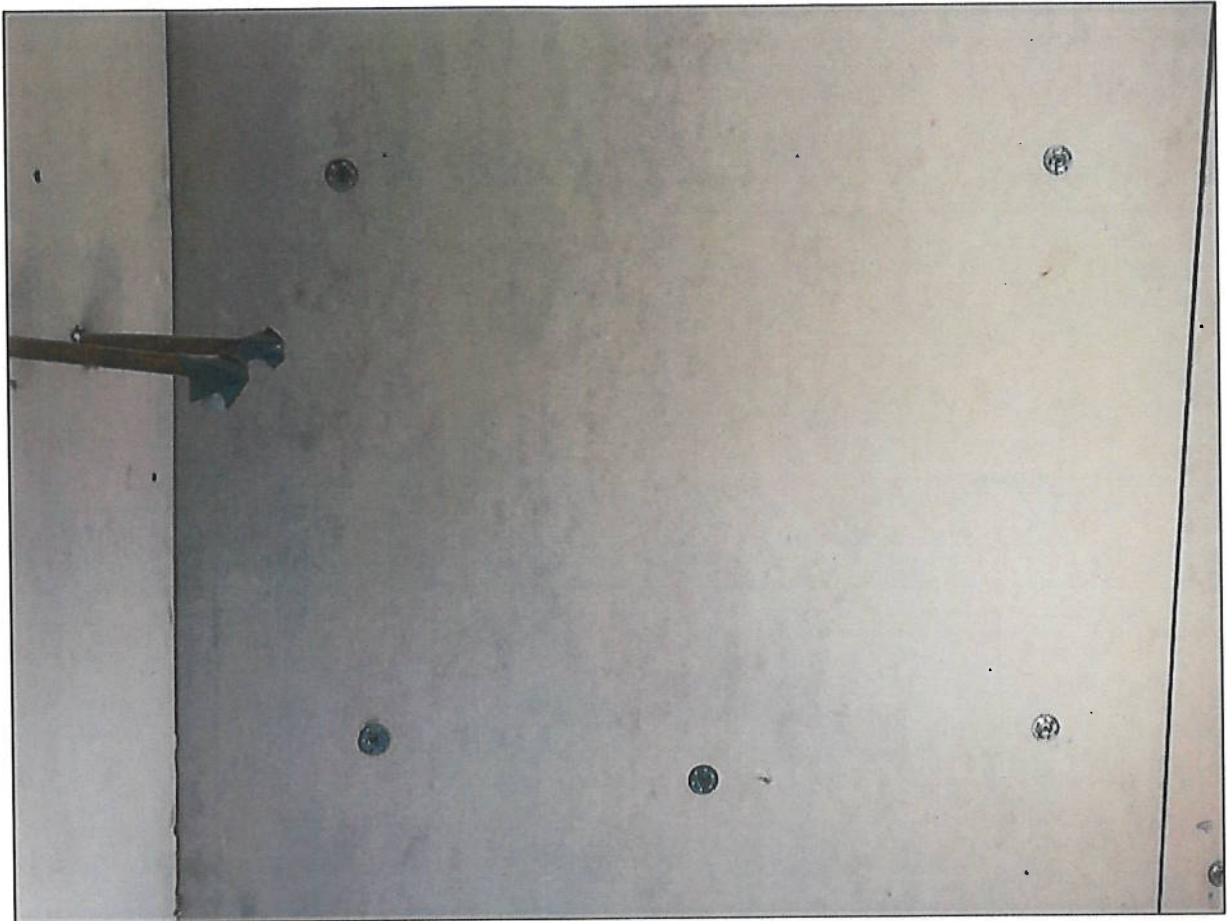
Works already carried out to existing flat roof extension where roof re-felted + resealed etc + new pipe-work inserted.



Works done to external window which has been replaced a former dilapidated wooden window



Pvc Window repairs – lieu of wooden windows.



Stud walls & new plumbing works to create new bathroom space



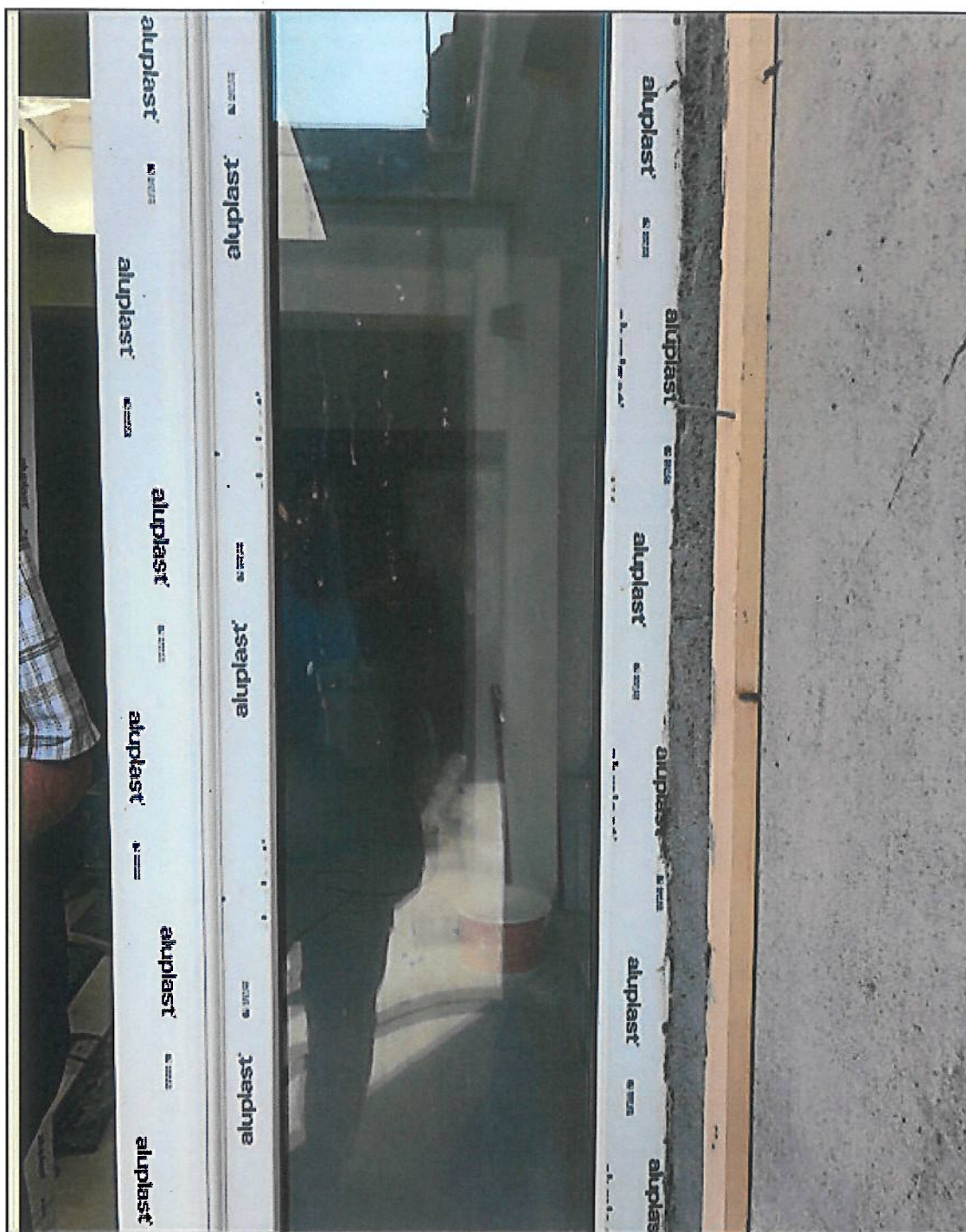
New bath & plumbing



New toilet works



Repairs to existing windows



New PVC doors to rear extension



Insertion of traditional type fire places in lieu of inappropriate fireplaces previously existed



Applicant looking to remove graffiti from external side elevation



Attic window replaced with PVC window



External facade alterations to extension including guttering plastering etc.