

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:	Elizabeth Simao		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	10 th July 2025	Date of Inspection:	17 th September 2025
Date of Issue of Declaration:	18 th September	Previous Declarations:	None

Address:

Name of Building:

Location:

National Grid co-ordinates:

E	N

Address 1:

Main Street

O.S. Map Type:

Address 2:

Castlebellingham

Map Sheet:

Address 3:

Co Louth

Site Number:

Eircode:

A91 D65X

Protection Status:

Y / N

Details:

Under the Planning and
development Act 2000
(as amended)

Record of Protected
Structures:

Y ✓

N

LHS 015-032

Architectural

Conservation Area:

Under the Planning and
development Act 2000
(as amended)

Record of Monuments and
Places:

Y ✓

N

Zone of Archaeological
potential:

Y

N ✓

ACA 29: Castlebellingham

Preservation Order or
Temporary P.O.:

Y

N ✓

NIAH Registration No. *(if applicable)*:

138226006



Survey Data

Reg No 13826006

Rating Regional

Categories of
Special Interest Architectural

Original Use House

In Use As House

Date 1830 - 1870

Coordinates 305937, 295279

Date Recorded 07/07/2005

Date Updated --/--/--

Description of the Structure:

Detached multiple-bay two-storey house, built, c. 1850. L-plan, three-bay rectangular pitched roof west wing, three-bay rectangular hipped roof south wing with full-height conical-roofed semi-circular bow to west side of south elevation, single-bay square hipped roof link between wings, single-bay single-storey lean-to entrance porch to south gable of west wing, two-storey extensions to rear. Slate roofs, clay ridge and hip tiles, smooth rendered and red brick corbelled and flat-capped chimneystacks, finial to north gable of west wing, moulded cast-iron gutters on overhanging eaves, painted timber decorative eaves brackets on stone corbels to south wing and link, painted timber projecting bargeboards to west wing. Unpainted roughcast rendered walling, painted smooth rendered plinth. Square-headed window openings, painted smooth rendered reveals and soffits, painted stone sills, painted timber sliding sash windows, six-over-six to ground floor and three-over-six to first floor west elevation, one-over-one to south wing and link. Square-headed door openings, painted smooth rendered reveals and soffit; painted timber door with five panels, brass door furniture, plain-glazed overlight, granite step to west elevation of porch; painted timber double doors each with one raised-and-fielded bottom panel and one oblong glazed upper panel, stained glass overlight, granite steps to south wing bow. Stone outbuilding to east, pitched and hipped slate roof, red brick dressings to openings. Set in own grounds falling to Glyde river to south, rubble stone boundary wall to west with soldier coping, unpainted smooth rendered gate piers, wrought-iron pedestrian gate, wrought-iron railing with cast-iron embellishments on unpainted smooth rendered canted plinth wall running south to river incorporating pedestrian and vehicular gates.

NIAH Appraisal:

Attractively sited overlooking the River Glyde this sprawling house displays subtle embellishment. The corbelled timber brackets, stained glass overlight and elegant bow to the south wing and varied window styles conspire to make this a noteworthy structure. The railings and gates extending to the south, possibly marking the site of the village green, are a strong feature within the heritage of Castlebellingham.

Referral Question:

Would works materially affect the character of the protected structure and as a result, require planning permission?

This request, as detailed in Section 10 of the S57 request form, pertains to:

1. Reinstatement of roof slates
2. Reinforcement of timber roof structure to the back of the main pitched roof
3. Installation of approved roofing felt
4. Reinstatement of chimney and installation of timber rafter and felt in this area
5. Replacement of cast iron rainwater goods and timber soffit
6. Internal alterations/refurbishments including installation of new ground floor bathroom sanitaryware, floor and wall tiling, removal of wallpaper in 6no. first floor rooms, partial removal of skirting and coving in 3no. ground floor rooms and installation of drylining.

Legislative Provision:

Section 57(1) of the Planning and Development Act 2000 (as amended) states 'that notwithstanding Sections 4(1)(h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or proposed protected structure shall be exempted development only if those works would not materially affect the character of:

- a) the structure; or
- b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic,

cultural, scientific, social or technical interest.

Section 68 of the Act stipulates that the carrying out of any works specified in a notice under section 59 (1) or 60 (2) shall be exempted development.

1. Reinstatement of roof slates

Assessment

Section 2i() of the Method Statement outlines the proposed reinstatement of natural roof slates to replace the fibre cement tiles previously installed on the main pitched roof. It references the original condition survey, which found the slates and their fixings to be in poor condition, and describes the intention to reintroduce natural slates that match the original in size, thickness, colour, texture, and appearance. The section recommends that an experienced tiler, preferably one familiar with historic structures, be engaged to source and install the slates. It also provides general guidance on installation techniques, including the use of copper nails and appropriate holing methods.

However, the section notably excludes specific information regarding the type, origin, and dimensions of the original or proposed slates. While Welsh slate is mentioned as a commonly used material in Ireland, there is no commitment to a particular quarry, product line, or historical reference point. This lack of specificity makes it difficult to assess whether the proposed slates will be appropriate in the context of the building's historic character and its surrounding roofscape.

Additionally, the section is silent on the treatment or reinstatement of ridge tiles, which are essential both functionally and visually. Their omission leaves uncertainty about whether they will be addressed at all, and if so, how their design and material will relate to the original roof.

There is also concern about the ambiguity surrounding the sourcing process for new slates. The statement relies on the discretion of the appointed tiler without outlining any formal mechanism for verifying the suitability of the slates. There is no mention of sample approval, comparative analysis with existing materials, or consultation with conservation professionals. This raises questions about how the new slates will be assessed to ensure they are compatible with the historic context and the remaining roof fabric.

In the event of an otherwise acceptable scheme further details could be sought, however, point 4 below details how some of the works are considered to materially affect the Protected Structure.

2. Reinforcement of timber roof structure to the back of the main pitched roof

Assessment

Section 2(ii) of the Method Statement addresses the reinforcement of the timber roof structure at the front and back of the main pitched roof. It explains that the original roof timbers were found to be sagging in places, and that the initial contractor responded by splicing new timber into the existing structure to strengthen it while preserving the original elements. The section supports this approach, noting that simple repairs using contemporary materials are generally considered appropriate, provided they respect the historic significance of the structure and do not cause damage.

The statement also mentions that a roof deck should be installed once the fibre cement tiles are removed, and that this deck should be capable of supporting the heavier loads associated with slate roofing. However, it lacks detail regarding the construction and specification of the proposed roof deck. There is no information on the materials to be used, the thickness of the decking, or how it will be integrated with the existing roof structure. Crucially, the statement does not address whether the introduction of a new roof deck will have a material impact on the roof profile, which is a significant consideration in the context of a protected structure. Without clarity on these aspects, it is difficult to assess whether the proposed reinforcement will preserve the visual and architectural integrity of the building.

In the event of an otherwise acceptable scheme further details could be sought, however, point 4 below details how some of the works are considered to materially affect the Protected Structure.

3. Installation of approved roofing felt

Assessment

Section 2(iii) of the method statement discusses the installation of roofing felt and battens as part of the roof reinstatement works. It explains that historically, sarking boards were used to clad roof rafters, with battens and counter battens fixed on top. The section notes that from the 1950s onwards, roofing felt became common as an additional barrier beneath slates. It cautions that felt can lead to moisture buildup and condensation unless adequate ventilation is provided, and recommends the use of a reinforced breathable underlay instead. It also outlines that modern batten sizes are larger than those historically used, and that new battens should be pre-treated and fixed with stainless-steel nails.

While the section provides a reasonable overview of contemporary roofing practices, it does not propose any works that would contravene the provisions of Section 57(1) of the Planning and Development Act 2000 (as

amended). That section allows for works to a protected structure provided they do not materially affect its character. The use of breathable underlay and appropriately sized battens, installed with care and in accordance with conservation principles, would not be considered to materially alter the character of the protected structure. These interventions are reversible, do not interfere with significant architectural features, and are consistent with best practice in the conservation of historic roofs.

In the event of an otherwise acceptable scheme further details could be sought, however, point 4 below details how some of the works are considered to materially affect the Protected Structure.

4. Reinstatement of chimney and installation of timber rafter and felt in this area

Assessment

Section 2(iv) of the method statement describes the proposed reinstatement of the chimney that was previously removed due to safety concerns during roof works. It states that the chimney will be reconstructed to match the original in size, style, and finish, using the same timber species for rafters and installing felt and lead flashing to prevent leaks. The section also refers to conservation guidance, noting that repairs should be discernible but sympathetic, and should not obscure the historical record of the building.

Despite this intention, the proposed reconstruction of the chimney would materially affect the building. The chimney was a significant architectural feature of the protected structure, and its removal altered the roofline and visual character. Reinstating it, even in a form that replicates the original, constitutes a substantial physical intervention. It introduces new materials and structural elements and potentially alters the roof profile and internal roof structure. While the method statement claims the reconstruction will be sympathetic, it does not provide detailed drawings, specifications, or evidence of how the new chimney will be integrated without compromising the building's historic fabric. As such, the works described in this section go beyond repair and are considered reconstruction, which materially affects the character of the protected structure.

Therefore, it cannot be considered as exempted development under the provisions of section 57 (1) (a) or (b).

5. Replacement of cast iron rainwater goods and timber soffit

Assessment

Section 2(ii) of the method statement addresses the replacement of rainwater goods and timber fascia and soffit. It explains that the original cast iron gutters, downpipes, and timber elements were removed by a

previous contractor and replaced with uPVC components. The proposal now is to remove all uPVC fittings and reinstate cast iron rainwater goods and timber fascia and soffit, painted to match the original. The section includes practical installation advice, such as fitting spacers to hold downpipes off the wall and using hinged brackets to facilitate maintenance. It also notes the importance of ensuring proper discharge into gullies without obstruction.

While the intention to reinstate traditional materials is appropriate in principle, the works may materially affect the building depending on how they are executed. The method statement does not provide sufficient detail on the design, profile, or finish of the proposed cast iron goods and timber elements, nor does it explain how these will be matched to the original features or assessed for compatibility with the protected structure. If the scheme were otherwise considered acceptable, further information would be required to confirm that the reinstated components will accurately reflect the historic character of the building and avoid introducing visual or physical alterations that could compromise its architectural integrity.

In the event of an otherwise acceptable scheme further details could be sought, however, point 4 above details how some of the works are considered to materially affect the Protected Structure.

6. Internal alterations/refurbishments including installation of new ground floor bathroom sanitaryware, floor and wall tiling, removal of wallpaper in 6no. first floor rooms, partial removal of skirting and coving in 3no. ground floor rooms and installation of drylining.

Assessment

Section 2(v) of the method statement outlines internal alterations and refurbishments carried out within the protected structure. These include the installation of new bathroom sanitaryware, floor and wall tiling, removal of wallpaper in six first-floor rooms, partial removal of skirting and coving in three ground-floor rooms, and the installation of dry lining on certain internal walls. The justification for these works is based on a condition survey that identified dampness, loose plaster, and decaying timber elements. The statement notes that the dry lining was applied only in areas where decorative features were either absent or too deteriorated to retain, and that any removed skirting or coving will be replicated using appropriate timber and detailing. It also argues that the wallpaper removed did not constitute an important decorative scheme and that future redecoration will reflect the period and style of the property.

While the works described may be sympathetic, further information by way of photographic evidence would be required to allow for thorough assessment of the impact work to confirm that they do not materially impact the protected qualities of the protected structure.

Special Remarks:

N/A

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

- Map,
- Declaration form
- Method Statement prepared by DWDS

Conclusion No 1:

I conclude, that **WHEREAS** a 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 Main Street Castlebellingham, Co. Louth, 91 D65X

AND WHEREAS Elizabeth Simao requested a declaration on the question from Louth County Council on the 10th July 2025.

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

- (a) Section 2 of the Planning and Development Act 2025,
- (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;
- (g) and the nature and extent of works set out in the referral question.

AND WHEREAS Louth County Council has concluded that:

- i. The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2024, (as amended);
- ii. The *Reinstatement of chimney and installation of timber rafter and felt in this area* materially affect the character of the protected structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest and therefore falls within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended.)
- iii. Due to the lack of clarity relating to the type of slates to be used in the ‘*Reinstatement of roof slates*’ it is considered these works do **not** fall within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended.)
- iv. Due to insufficient information detailing the *Reinforcement of timber roof structure to the back of the main pitched roof* it is considered these works do **not** fall within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended.)

- v. Due to insufficient information detailing the design, profile, and finishes of the rainwater goods the *Replacement of cast iron rainwater goods and timber soffit* do **not** fall within the scope of section 4(1)(h) and Section 57(1) 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 above, as detailed by the Request for Section 57 Declaration, numbered 1 above, in relation to Main Street Castlebellingham, **is development that is not exempted development.**

Signed by Planning Authority Officer



Eamonn McArdle, Executive Planner

Date

17th September 2025

Signed by Planning Authority Officer



Turlough King, Acting Senior Planner

Date

18th September 2025