



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:	Martin McCourt & Mark Meehan		
Status (i.e. Owner or Occupier):	Un-occupied		
Date of Request for Declaration:	24 th March 2023	Date of Inspection:	4 th April 2023
Date of Issue of Declaration:	05 th April 2023	Previous Declarations:	None

Address:

The Widows Houses

Location:

Name of Building:

National Grid co-ordinates:

Address 1:

Southgate

O.S. Map Type:

Address 2:

Castlebellingham

Map Sheet:

Address 3:

Co. Louth

Site Number:

Eircode:

A91 K682

Protection Status:

Y / N

Details:

Under the Planning and development Act 2000
(as amended)

Record of Protected Structures:

Y ✓

N

LHS015-010 & LHS015-011

**Architectural Conservation
Area:**

Y ✓

N

Castlebellingham ACA

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):

13826012



Survey Data

Reg No	13826012
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Historical, Social
Original Use	Worker's house
In Use As	House
Date	1825 - 1830
Coordinates	305865, 295271
Date Recorded	06/07/2005
Date Updated	--/--

Description of the Structure:

Pair of semi-detached multiple-bay single-storey with half-dormer attic former estate worker's houses, built 1826/7, now in use as private houses. Gabled projecting bay to east, gabled breakfront central bay, porch extension to west gable built 1864, dormers to north elevation, half dormers to south. Pitched slate roofs, clay ridge tiles, red brick Tudor style chimneystacks with diamond corbelled flues, cast-iron moulded gutters on painted timber projecting fascias, painted timber bargeboards, finials to east and west gables and to gable of projecting bay. Uncoursed rubble walling, projecting tooled limestone plinth, recess in north elevation of projecting bay with tooled limestone surround and decorative modillions with religious Della Robbia-revival plaque. Pointed arch and round-headed window openings, red brick block-and-start jambs, brick arches, painted timber hood mouldings, painted tooled stone sills, cast-iron Y-traceried casement windows. Round-headed door opening to main entrance, red brick block-and-start jambs, brick arch, painted timber hood moulding, painted timber vertically-sheeted double doors, Y-traceried fanlight, approached by tooled limestone steps; pointed arch door opening to east elevation of projecting gable, painted brick block-and-start surround, painted timber vertically-sheeted and half-glazed door c. 1975, Y-traceried fanlight; square-headed door opening set in round-headed recess to west elevation, painted timber vertically-sheeted double doors. Single-storey brick porch extension to west elevation dated 1864, pitched slate roof with fish scale patterning, lead-capped ridge, painted timber decorative bargeboard to gable over doorway, cast-iron gutters, cast-iron downpipes; red brick walling with projecting tooled limestone plinth, red brick corbel course to eaves; square-headed window opening on west elevation with fixed light to six-pane timber window; square-headed door opening surmounted by flush limestone pediment with triangular overlight and carved inscription "John III.16, John XIV. 6, Acts IV.12", painted timber vertically-sheeted door, limestone threshold. Approached by cobbled path, adjacent to church to south; garden to east, west and north of building, yard to rear south) abutting church boundary wall.



Appraisal

Two of a group of similar houses, possibly designed by William Vitruvius Morrison and known as the Widow's Houses, this group was built to accommodate the widows of Castlebellingham estate employees. The finely executed detailing in this exquisite pair remains largely intact. The high quality design and craftsmanship is indicated by details like the Gothic windows, lattice glazing, decorative bargeboards and finials. A unique and valuable contribution to the architectural heritage of County Louth.

Site & Description of Proposed Works

The site comprises of a pair of semi-detached multiple-bay single-storey with half-dormer properties situated immediately to the north of a church and associated graveyard. The site is situated within Castlebellingham ACA on lands zoned B1 Town/Village Centre as per the Louth County Development Plan 2021-2027, as varied, which has the objective "To support the development, improvement and expansion of town or village centre activities."

The works proposed, which are the subject of this Section 57 Declaration include:

- Remove existing 24x12" Bangor blue slates, repair any roof joinery, install timber battens and new lead where required, install breathable felt and re-install slates with 24x12" Bangor blue slates, re-using existing slates where possible;
- Remove existing chimney stacks and re-build chimney stacks with yellow and red brick as per historic photograph and as per submitted design details prepared by Emmett Holland Architect
- Existing timber on eaves to be assessed and repaired where possible. Badly damaged and decayed timber to be removed. Timber fascias to be reconstructed to match existing and/or previous ornate fascia from historic photographs.
- Install half round cast iron rainwater goods, joints sealed with linseed oil putty
- Restoration works to windows and doors where possible. Specialist stained glass contractor to paint and repair any glazing.

Assessment

The Planning Authority has considered the works to The Widows Houses, Castlebellingham which involve the works outlined above with 'Description of Proposed Works'. The applicant has also submitted a Conservation Method Statement and detailed drawings for the proposed chimney works, both of which have been prepared by Emmet Holland Architect, Grade 3 Conservation Architect.

In relation to the repair works to the roof, eaves, windows and doors and provision of cast iron rainwater goods, I am satisfied, based on the information contained within the Conservation Method Statement, that these works would not materially affect the character of the protected structure.

In relation to the removal of the existing chimney stacks and replacement with reconstructed chimney stacks, the applicant has demonstrated that the existing chimney stacks are not original and has included a historic image of the building in question to illustrate the original chimney stacks. Detailed drawings have been submitted to illustrate the design of the chimney works to reflect the design of the original chimneys. Given that the new chimney stacks will reflect the chimneys which were originally at this building, I am satisfied that these works 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:

- Remove existing 24x12" Bangor blue slates, repair any roof joinery, install timber battens and new lead where required, install breathable felt and re-install slates with 24x12" Bangor blue slates, re-using existing slates where possible;



- Remove existing chimney stacks and re-build chimney stacks with yellow and red brick as per historic photograph and as per submitted design details prepared by Emmett Holland Architect
- Existing timber on eaves to be assessed and repaired where possible. Badly damaged and decayed timber to be removed. Timber fascias to be reconstructed to match existing and/or previous ornate fascia from historic photographs.
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Special Remarks:

The structure was built between 1825-1830, with a regional listing status and falls within four categories of special interest: Architectural, Artistic, Historical and Social.

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

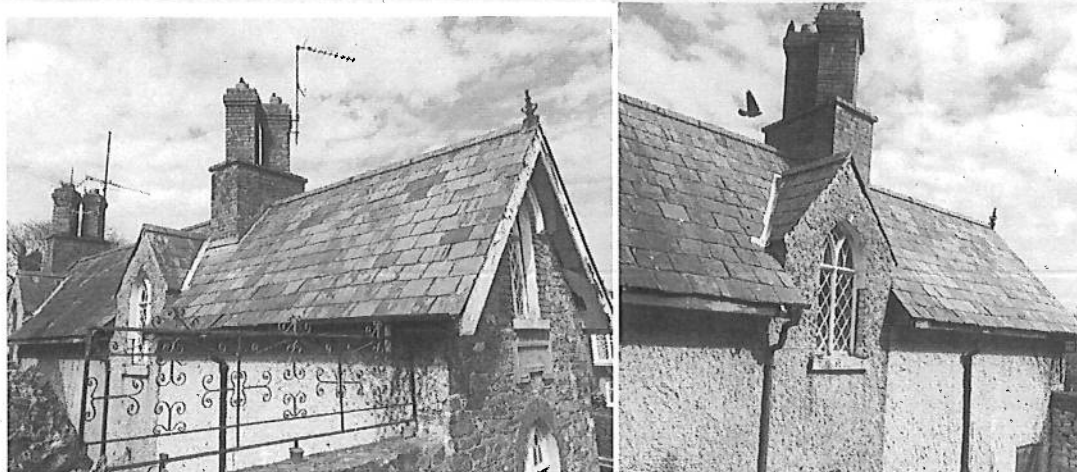
- Map,
- Declaration form
- RPS Extract
- Conservation Method Statement prepared by Emmet Holland Architect
- Chimney Reconstruction Elevations & Sections (Drawing No. 2304-SK01)
- Chimney Base Plan (Drawing No. 2304-SK02)
- Site photos taken by Planning Authority inspector 4th April 2023



Above: 17 Euston Street with light green door



Above: front elevation



Recommendation:

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

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 The Widows Houses, Castlebellingham, Co. Louth, A91 K682.

AND WHEREAS Martin McCourt & Mark Meehan requested a declaration on the question from Louth County Council on the 24th March 2023.

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.

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 2000 (as amended);
- (ii) The stated works would not 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,
- (iii) The stated works consist of the carrying out of works for the maintenance, improvement and alteration of this structure which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures and
- (iv) The said development, therefore, comes 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 to the property at The Widows Houses, Castlebellingham, Co. Louth, A91 K682 as detailed above, **constitutes development that is exempted**

S57 Ref:



development.

Signed by Inspector

Ann McCormick

Date

05/04/2023

Signed by Planning Authority Officer

J. Kelly

Date

5th April 2023