

Louth County Council

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

DECLARATION:

LHS 21- 01

Applicant's Name: Geraldine Hoey

Status: Owner

Date of Request for Declaration: 4th June 2021

Date of Inspection: 15th July 2021

Date of Issue of Declaration: N/A

Previous Declaration(s): N/A

Location: 3 Brewery Street, Castlebellingham, Co. Louth.

Protection Status

Under the Planning and Development Act 2000(as amended), Record of Protected Structures as set out in the Louth County Development Plan 2015-2021 - RPS ID No. LHS 015-023

Description:

Detached five-bay two-storey house, built c. 1850

Street Façade



Front of building



Architectural Conservation Area - Castlebellingham - Location identified in Figure 1 by red star

Recorded Monument under the National Monuments Acts 193-2004 - No

Zone of Urban Archaeological Potential N/A

State Guardianship or Ownership No

NIAH Registration number (if applicable): 13826018

<https://www.buildingsofireland.ie/buildings-search/building/13826018/castlebellingham-castlebellingham-louth>

Rating: Regional

Categories of Special Interest: Architectural

Use: House

Date 1830-1870



Brief description of the Structure:

NIAH Description: - Detached five-bay two-storey house, built c. 1850. Integral carriage arch to east. Pitched slate roof, terracotta crested ridge tiles, red brick corbelled chimneystacks, painted timber projecting bargeboards, moulded cast-iron gutters on painted timber fascias. Painted roughcast rendered walling, painted smooth rendered plinth, **square-headed window openings**, painted smooth rendered soffit and reveals, painted stone sills, **painted two-over-two timber sliding sash windows, tripartite window to ground floor, painted timber casement window to first floor**. Square-headed door opening, painted smooth rendered soffit and reveals, painted timber four-panel door, dentilled transom, plain-glazed overlight. Segmental-headed carriage arch, painted timber vertically-sheeted doors. Street fronted, stone gate piers and corrugated iron gates to east leading to rear yard, lower two-storey house to west.

Query - would works materially affect the character of the protected structure and as a result require planning permission:

I spoke with the applicant Geraldine Hoey by telephone on the 15th July 2021.

She advised that she is seeking clarification in respect to works that she can carry out, specifically to the windows of this property. She would like to replace these and enquired if she required planning permission to do so and what she could replace these with











I have reviewed the NIAH record in respect of this property and have inspected the site from the street. There are a total of seven windows in the front façade plus a fan light to the front entrance. I did not have access to the rear of the property and hence could not ascertain how many windows are in that elevation. There are no windows in either of the gable elevations. All windows to the street are the original windows as described above.

The windows have been well maintained and there was no visible sign of any damage of decay.

Conclusion:

I conclude that the works proposed – to remove any of the windows in this property and to replace them would materially affect the character and the integrity of the protected structure and as a result would require planning permission.

Patricia Hughes

Senior Executive Planner

Date: 20th July 2021