



An
Bord
Pleanála

Board Direction
PL29S.247635

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 10th 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature scale and design of the proposed development, the planning history of the site and to the pattern of development in the area; to the provisions of the Dublin City Development Plan 2016 - 2022; to the comprehensive nature of the proposed development which includes the refurbishment and provision of a sustaining land use for each of the floor levels of the following historic buildings:- numbers 1, 2, 3, 4 and 5 Camden Street Upper, numbers 49, 50 and 51 Camden Street Lower and a former chapel building to the rear of the site, all of which, excepting number 49 Camden Street Lower and the chapel building, are designated as Protected Structures; it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the character or architectural significance of the historic buildings on site or within the vicinity of the site, would not diminish the setting as part of a Conservation Area, Character Area and Key Historic Main Route, would not seriously injure the amenities of properties in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendations with regard to the amendments to the Lower Ground Floor Area south west block and to its decision to omit the inspectors recommended conditions 3 and 4, the Board considered that the scheme as amended at further information stage on the 3rd of October represented an appropriate and measured design response to the site context and was justified based on operational grounds and concluded that the proposed layout was in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 3rd day of October 2016 and by the further plans and particulars received by An Bord Pleanála on the 24th day of November, 2016 and the 16th day of December 2016, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to the proposed hotel with ancillary restaurant/bar use, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.

3. As per PA Condition 7.

4. Prior to commencement of development, the developer shall make a record of the existing protected structure. This record shall include: -

(a) a full set of survey drawings to a scale of not less than 1:50 to include elevations, plans and sections of the structure, and

(b) a detailed, labelled photographic survey of all internal rooms (including all important fixtures and fittings), the exterior and the curtilage of the building.

This record shall be submitted to the planning authority prior to commencement of development and one copy of this record and a full set of drawings of the proposed works to the protected structure shall be submitted to the Irish Architectural Archive.

Reason: In order to establish a record of this protected structure.

5. All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011 and be supervised by a Grade 1 RIAI qualified conservation architect (or equivalent). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

Reason: To ensure that the integrity of the historic structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

6 (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric. A Conservation Method Statement shall be submitted prior to the commencement of development for the written agreement of the planning authority.

(b) A schedule of urgent remedial works to stabilise the protected structures/historic structures shall be approved by the conservation expert on site and in writing with the planning authority and implemented at the outset of development. To this end the

condition of the historic fabric to the protected structure/historic structure shall be reviewed in accordance with best conservation practice.

(c) Any repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

(d) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings), staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

(e) Details of all works to the exterior and interior of Protected Structures on site including basement and roof structures including structural modifications and the provision of modern services in order to make it suitable for the proposed hotel use shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This shall include plans showing a reduction in the number of interconnections proposed, to protect plan form. The methodology for these works shall be in accordance with best conservation practice and shall comply with the requirements of the planning authority.

(f) Details of the treatment of and linkages to the former chapel building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development and the methodology for this intervention, including the retention of all original features shall be in accordance with best conservation practice and shall comply with the requirements of the planning authority.

(g) Details of all works for the retention of the historic doorway/entrance/lobby to number 4 Camden Street Upper and circular stain glass window at ground floor level of number 5 Camden Street Upper, for the decorative glazed mezzanine stairwell windows and for the decorative glazed windows in the former chapel building shall be submitted to the planning authority for written agreement prior to the commencement of development. The methodology for these works shall be in accordance with best conservation practice and shall comply with the requirements of the planning authority.

(h) Details of all works and the methodology for the proposed works for the retention of the Georgian doorways and fanlights in the Protected Structures fronting Camden

Street shall be in accordance with best conservation practice and shall comply with the requirements of the planning authority.

(i) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric, and reference is made in particular to the external stone work and replacement windows. Full repair and reinstatement schedules (condition surveys, specifications and methodologies) shall be submitted to the planning authority for written agreement prior to commencement to avoid loss or damage to original fabric and ensure that the character of this protected structure in the streetscape is not altered.

(j) Samples of materials and site exemplars of site workmanship with respect to repairs and restoration to be carried out shall be submitted where deemed necessary by the planning authority.

Reason: To ensure that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

7. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority details of all external finishes, materials, treatments and colours for the historic buildings to be retained on site and for the proposed new building addressing Grantham Place. These details shall include the following:

(a) Sample panels to be placed on site of the proposed external finishes.

(b) Door and window opening treatments including frames and fenestration design where replacement doors and/or new openings are proposed for the historic buildings on site.

(c) Roof materials, balconette railings, front boundary railings and posts, any hard surfacing modifications in the semi-private domain aligning with Camden Street.

(d) Details of ground and basement treatment of number 49 Camden Street including associated hotel signage.

(e) Details of external extraction, ventilation and any associated external lift equipment.

(f) Details of all lighting to Camden Street, Grantham Place and the internal courtyards. The latter shall include appropriate measures to mitigate light over-spilling onto adjoining properties on either side.

(g) Details of all surfacing to be provided within the courtyard areas. The latter shall incorporate best practice sustainable urban drainage systems and include some measures to interpret and make reference to historical plot boundaries associated with the Camden Street terrace group.

The developer shall note that construction materials and detailing shall adhere to the principles of sustainability and energy efficiency and be of a high quality respective of their context. Construction materials that require a high level of maintenance shall be avoided.

Reason: In the interest of visual amenity, in the interest of orderly development and in the interest of protecting the setting of Protected Structures and historic buildings on site.

8. Standard Archaeology condition.

9. (a) Notwithstanding the provisions of the Planning and Development Regulations, 2001, as amended, no further structures (including lift structures), plant, antennae, lift motor rooms, air handling equipment, storage tanks, railings or other external plant shall be erected on the roofs unless authorised by a prior grant of planning permission.

(b) The proposed lifts shall be situated within the new build only.

(c) All plant and equipment shall be fitted with appropriate noise and vibration attenuation measures. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and orderly development.

10. No signage, advertising structures/advertisements, security shutters, lighting or other projecting elements, including flagpoles, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

11. As per PA Condition 10.

12. As per PA Condition 11.

13. As per PA Condition 15 + 16 merged .

14. As per PA condition 18

15 As per PA Condition 20.

16 Standard Bond Condition

17 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board
Member**

Date:10.04.17

Paul Hyde