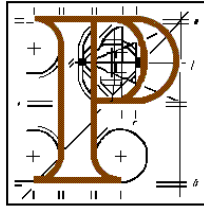


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2995/15

An Bord Pleanála Reference Number: PL 29S.245418

APPEAL by Declan Fitzpatrick care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin and by Arcticom Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 4th day of August, 2015 by Dublin City Council to grant subject to conditions a permission to Brenda Ryan care of John Spain Associates of 50 Upper Mount Street, Dublin.

PROPOSED DEVELOPMENT: Development comprising (i) 92 Camden Street lower and 1 and 2 Camden Row (Ryan's Public House): Renovation to part of the existing public house including - at ground floor level removal of modern WC and internal walls/partitions and of stairs to first floor pub toilets in 1 Camden Row, removal of stairs with access from Camden Row to first floor apartment in 1 and 2 Camden Row, at second and third floor levels strengthening of main staircase and renovation of external rear wall, renovation of existing gutters, rainware and roofing; (ii) 1 and 2 Camden Row, (apartment at first and second floor and façade treatment): removal of existing modern partitions/fabric, retention of historic fabric and provision of new staircase and partitions to form one bedroom apartment, removal and replacement of existing modern pub front in façade of 1 Camden Row, preparation of existing opening for new sash window and granite cill, removal of existing door and replacement with panelled door and frame, cleaning and repointing historic facing brickwork and granite cills in upper floors of 1 and 2 Camden Row and newly exposed original brickwork at ground floor in 2 Camden Row; (iii) 3 Camden Row: consolidation and strengthening of

existing walls; removal of non original roofs over front and rear spaces and replacement with natural slate roofs to match profile of existing roofs, formation of double height seating space for Ryan's Public House in front space, formation of opening in party wall linking 2 Camden Row with 3 Camden Row and insertion of double doors, provision of new WC facilities and circulation space in existing building to the rear for use by the public house, alterations to existing front façade involving the bricking-up of the existing door opening at ground floor, preparation of existing opening at first floor to receive new window, formation of a new opening at ground floor to receive new window, the insertion of two new timber sliding sash windows and granite window cills, renovating existing timber gate and wicket door in front façade wall, removing existing modern render and renovating original render on external façade, renovation and cleaning of stone guards; (iv) all associated and ancillary works, including site development works and repairs to existing structures, all at 92 Camden Street Lower, and 1, 2 and 3 Camden Row, including an existing building to the rear of 2 and 3 Camden Row. 91 Camden Street Lower is not included in the application site. 92 Camden Street Lower and 1 and 2 Camden Row are protected structures. Ryan's Public House currently occupies the ground floor and part of first floor of 92 Camden Street Lower and 1 and 2 Camden Row.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the proposed amalgamation of the existing public house with Number 3 Camden Row and the ancillary buildings to the rear of Numbers 2 and 3 Camden Row and Number 91 Camden Street (a protected structure and recorded monument) and the proposed interventions to historic fabric entailing partial demolition and removal of features and fixtures from the ancillary buildings to Number 91 Camden Street, it is considered that the proposed development would sever the historic plot and ensemble of buildings at Number 91 Camden Street and would diminish the legibility and special character of the two distinct protected structures at Numbers 91 and 92 Camden Street Lower. Furthermore, it is considered that it would be inappropriate to determine proposals for one part of the overall ensemble of buildings, including the upper floors of Number 92 Camden Street Lower and of Number 91, in the absence of comprehensive proposals for the development and conservation of the entirety of these buildings. The proposed development would, therefore, seriously injure the integrity, character and special interests of the protected structure at Number 91 Camden Street Lower, and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.