



An
Bord
Pleanála

Board Order

ABP-313885-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3666/22

Appeal by The Fleet Hotel Limited care of Lotts Architecture and Urbanism Limited of 22 William Street South, Dublin against the decision made on the 30th day of May, 2022 by Dublin City Council to refuse permission.

Proposed Development: Alterations to the existing shopfront, fronting onto Fleet Street, comprising of the removal of sections of leaded glass and replacement with clear leaded cylinder glass all at The Fleet Hotel, 19-20 Fleet Street, Dublin (a Protected Structure).

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The removal of the obscure glass within large sections of the glazing associated with the Fleet Street shopfront and its replacement with clear glass would give rise to an unacceptable loss of historic fabric, would significantly compromise the integrity of this historic frontage which forms an integral part of this protected structure and would adversely impact on the character and integrity of the structure and the O'Connell Street Architectural Conservation Area in which it is located. The proposed development would, therefore, contravene policies BHA2 Development of Protected Structures and BHA7 Architectural Conservation Areas of the Dublin City Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *3rd* day of *October*, 2023

