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**Planning and Development Acts 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3725/24**

**Appeal** by The Kilcolman Partnership against the decision made on the 15<sup>th</sup> day of July, 2024 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** The development will consist of: (a) Demolition of single storey over basement side extension with retention, restoration and modification of carriageway entrance façade, (b) Change of use of existing offices to Hotel, (c) Construction of a part six storey part seven storey, (with matching parapet heights) and part two storey extension (with roof garden and living wall), all parts including basement to accommodate bedrooms (30 in all including the original building) and supporting hotel facilities, (d) Change of use and restoration of detached carriage house from derelict store to laundry facilities for hotel, (e) Sundry removals of some non-original internal walls, (f) Creation of new links from original house to new extension at basement, ground, second and third floors, (g) Removal of non-original stud wall, which formed link corridor at ground floor front reception room, and part removal of hall wall and relocated door, (h) Provision of internal glass box lobby at front door, (i) Retention and restoration of wall murals at first floor rooms, (j) Provision of toilets at first floor return, (k) Alterations at second floor level including removal and flooring over original stairs to third floor, closing of

archway in hall and provision of door linking two front rooms, (l) Provision of ramp to main entrance with removal of part of original ironwork entrance at entrance landing to facilitate access for all, (m) Sundry alterations, repairs and renewal works carried out under conservation principles throughout including roof repair, decorative plaster and ceiling repairs, sash window restorations, all at 73 Lower Baggot Street, Dublin, (A Protected Structure). The property is a four storey over basement end terraced house with a three storey original return and a part original and larger part non-original side extension of one storey over basement. This side extension is situated behind an original but altered carriageway entrance. The site also contains an original detached carriage house of two stories accessed off Herbert Lane through gated entrance and shared courtyard.

## **Decision**

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

## **Reasons and Considerations**

Having regard to the sensitivity and heritage value of the subject site, a protected structure located on a prominent corner on one of the key streets in Dublin's Georgian core, to the height, design and form of the proposed development, and to the articulation and relationship of the proposed blocks to the rear of the retained façade of the south wing and carriage arch, it is considered that the proposed construction of a five to seven storey hotel within the curtilage of the protected structure would be overly dominant and overbearing in views to and from the protected structure and would detract from the prevailing height, scale and appearance of the surrounding streetscape. The proposed development would seriously injure the special character and appearance of the protected structure, contrary to Policy BHA2 of the Dublin City Development Plan, 2022-2028, and would fail to protect the

special interest and character of the Georgian conservation area or to contribute positively to its character and distinctiveness contrary to Policy BHA9 (Conservation Areas) and would, therefore, by itself and by the precedent it would create, be contrary to the proper planning and sustainable development of the area.

*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this *18* day of *March* 2026.