



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2300/24

Appeal by Bridget Freyne and Richard Bowen care of Ryan W. Kennihan Architects of 30 Mountjoy Square, Dublin against the decision made on the 11th day of March, 2025 by Dublin City Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: Protected Structure Permission. The development will consist of opening up of spine wall at first floor level to hall to form new family kitchen, additional door opening to wall to first floor sitting room, existing ground floor opening in rear wall enlarged, creation of internal window in ground floor spine wall to sitting room, all existing windows to be retained and restored and existing glass to be replaced with double glazing, and the construction of new roof light on front slope of rear roof to master bedroom, internal partition walls in master bedroom, new bathroom in existing rear return, rear return rooms at ground and first floor level as well as two ground floor rear rooms to be replastered in insulating breathable plaster, external West gable wall re-rendered in insulating breathable render, and a new first floor rear external access deck to existing two-storey semi-detached Protected Structure and associated hard and soft landscaping at 24 Charleville Road, Rathmines, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 3 so that it shall be as follows for the reason set out.

3. Prior to the commencement of the development, the applicant shall submit revised drawings for the written approval of the planning authority, to show the following changes:
 - (a) The removal of the spine wall and an original door and surround and replacement with a crittal style glazed screen on the upper ground floor shall be omitted in its entirety.
 - (b) A methodology for the proposed storage of the sashes to be submitted.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

Reasons and Considerations

It is considered that the removal of a significant proportion of the spine wall in the entrance hallway and the removal of an original door and surround in this wall would adversely impact on the planform and historic fabric of the Protected Structure, these works shall be omitted in the interests of architectural heritage protection.

It is considered that works to the historic floorboards as proposed would not adversely impact the fabric of the Protected Structure and condition 3(b) of the planning authority's decision is unwarranted and unnecessary in the circumstances.

It is considered reasonable, and in the interests of architectural heritage protection, to require a methodology for the proposed storage of the sashes to be submitted to the planning authority.

In deciding not to omit the planning authority's condition 3(a) as recommended by the Inspector, the Commission, having considered, inter alia, the applicant's Conservation Architect's submissions and the planning authority's Conservation Officer Reports, agreed with the concerns of the Conservation Officer. The Commission considered that the cumulative impacts to the original planform, removal of an original door and surround in the main entrance hallway, would adversely impact on the character and historic fabric of the Protected Structure.



Tom Rabbette

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



Dated this 5th day of August 2025