



An
Bord
Pleanála

Inspector's Report PL06D.249145

Development	Alterations, renovations and restoration of Protected Structure to include widening of access and demolition of rear extension and reconstruction of rear extension.
Location	Burdett House, 1 Burdett Avenue, Sandycove, County Dublin
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D17A/0550
Applicant(s)	John Slyne and Aoife O' Shea
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	John Slyne and Aoife O' Shea
Observer(s)	Dr. Muiris O' Ceidigh
Date of Site Inspection	8 th November 2017
Inspector	Erika Casey

1.0 Site Location and Description

- 1.1. Burdett House is an existing 5 bedroom semi-detached dwelling located at the junction of Burdett Avenue and Sandycove Road. It is a hipped roof, one bay, two and half storey over basement dwelling with an L shaped configuration. The house has an area of 263.5 sq. metres.
- 1.2. It is a protected structure and historic mapping indicates its presence on the site from as early as 1843. It is detailed in the Conservation Report accompanying the application that it is considered to be an early Georgian dwelling, constructed in the early 19th century. The rear annex to the north of the dwelling is a later addition, constructed in the early 20th century.
- 1.3. The dwelling is served by existing pedestrian entrances from Burdett Avenue and Sandycove Road. There is no existing vehicular access. To the north of the dwelling, is no. 2 Burdett Avenue which comprises a similar dwelling and is also a protected structure. To the east of the site are a number of single storey commercial/retail properties.
- 1.4. The rear garden of Burdett House has at some time in the past been built over and now accommodates a flat roofed building in commercial use with frontage to Sandycove Road. The dwelling therefore has no rear amenity space.

2.0 Proposed Development

- 2.1. The proposed development comprises the restoration and renovation of Burdett House. The renovation works proposed are comprehensive and can be summarised as follows:
 - Minor internal demolition and addition of internal stud walls.
 - Removal of existing side door and replacement with window. Removal of rear stairs to back yard.
 - Incorporation of basement into main habitable accommodation of the house.
 - Demolition of existing rear annex due to its poor condition and its replacement in-situ to match existing. Windows to be realigned and replaced with hardwood timber sash.

- All hardwood joinery, timber sash windows, architraves, skirting and corning to be made good, or where rotten, to be replaced (to match existing).
- Replacement of stairs, balustrades and handrails in their entirety.
- Internal renovations and modernisation including new electrical and mechanical works.
- Exterior painting, repairs to roof and chimney.
- Insulation and DPC to entire basement.
- Widening of existing pedestrian access to create a new vehicular access and off street car parking for 2 no. vehicles from Burdett Avenue.

3.0 Planning Authority Decision

3.1. Decision

3.1.1 Refuse Permission for 1 no. reason:

“Works proposed to the Protected Structure, especially those at ground floor level (items k and m), those at first floor level (items w and v). Replacement of the original stairs balustrade and handrail in its entirety, and demolition of the rear annex and its replacement will have a detrimental impact on the Protected Structure. It is therefore considered that the alterations and interventions to the Protected Structure are contrary to best conservation practice and contrary to Policy AR1 and Section 8.2.11.2 (i) of the Dun Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.”

3.2. Planning Authority Reports

3.2.1. Planning Report (10.08.2017)

- Notes that on the reconstructed rear extension, a large picture window is proposed in place of two narrow windows. Considers that this would detract from the residential amenity of no. 2 Burdett Avenue by reason of overlooking.

- Reiterates concerns of conservation officer regarding the nature and extent of works proposed and that permission should be refused on this basis.

3.2.2. Other Technical Reports

Drainage Planning (03.08.2017): No objection.

Conservation Officer (26.07.2017):

- No difficulties with the principle of modifying the building to suit a modern day lifestyle.
- Notes that the Engineering assessment regarding the rear annex concludes that its reconstruction should be considered and that this is not a definitive statement that this part of the building cannot be retained and repaired.
- Not supportive of a number of items including those at ground floor level (items k and m) those at first floor level (items u and v), replacement of original stairs, balustrade and handrail in its entirety, demolition of rear annex and its replacement like for like with an extension of higher quality.
- Insufficient information in the general scope of works regarding issues such as replacement of external and internal render and damp treatment.

Transportation Planning (03.08.2017).

Recommends Further Information:

- Notes that there is pay and display car parking on Burdett Avenue which may impede a car entering the proposed vehicular access. Requests an Autoturn analysis to ensure cars can manoeuvre if a pay and display space is occupied. Notes that pay and display spaces can be removed on payment of fee referred to as Rescinding Suspension Charges.
- Requests that the height of the existing boundary treatment for a distance of 1 metre on either side of the new access to be no more than 1.1 metres so as to provide good visibility.

3.3. Prescribed Bodies

- No reports received.

3.4. Third Party Observations

Dr. Muiris O' Ceidigh, 10 Brighton Terrace, Sandycove, Dublin.

- Objects that the development does not include the site in its entirety and raises concerns regarding potential amendments to existing commercial units on Sandycove Road which abut Burdett House.

Anthony and Maureen Kerr, 2 Burdett Avenue, Sandycove, Dublin.

- The development would bring an excessive loss of residential amenity to No. 2 Burdett Avenue in terms of overlooking and loss of privacy.
- Particular concern regarding the second floor picture window on the north elevation. It is considered to be of excessive size. Requests that if granted, this window should be conditioned to be transferred to the eastern elevation.
- Concern that the height of the rear annex extension and its proximity to No. 2 will cause overshadowing to their rear garden.
- Notes that instead of demolishing and replacing the annex, that this area should be utilised to create a modest rear garden for the dwelling.
- Outlines inconsistencies in the Conservation Report and Architectural drawings.

4.0 Planning History

Planning Authority Reference D10A/0139

Permission granted in April 2010 for the subdivision of the existing retail unit no. 2 to provide a 3rd self contained unit. This site at no. 52 Sandycove Road, is within the original curtilage of Burdett House.

Planning Authority Reference D17A/0798

Permission is sought for proposed one bedroom first floor residential unit with a floor area of 76 sq. m. and an overall height of 7.62 m. Pedestrian access from ground floor with elevational alterations and part change of use of ground floor (8 sq. m.) from commercial to residential. This development relates to the existing single storey structure located in the former garden of the dwelling. Decision is pending from the Local Authority.

5.0 Policy Context

5.1. Development Plan

5.1.1 The operative development plan is the Dun Laoghaire Rathdown County Development Plan 2016-2022. The subject site is zoned NC *“To protect, provide for and/or improve mixed-use neighbourhood centre facilities”*. The dwelling is a protected structure – RPS no. 1267.

5.1.2 Section 6.1.3.1 of the plan sets out the following policies of relevance regarding Protected Structures:

- *Protect structures included on the RPS from any works that would negatively impact their special character and appearance.*
- *Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht ‘Architectural Heritage Protection Guidelines for Planning Authorities’ (2011).*
- *Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.*

5.1.3 The plan notes that in assessing works (inclusive of extensions/alterations/change of use etc.) to a Protected Structure, the Planning Authority will seek to ensure that:

- Alterations and interventions to Protected Structures shall be executed to the highest conservation standards, and shall not detract from their significance or value.
- Original features of architectural and historic interest will be retained. Interventions proposed should be minimised in order to retain the legibility of the existing floor plan.
- All works should be carried out to the highest possible standard, under supervision of a qualified professional with specialised conservation expertise. On-site operatives/contractors should have experience dealing with historic buildings.
- The retention of original features will be encouraged.

5.2 Architectural Heritage Protection Guidelines for Planning Authorities 2011

5.2.1 These guidelines provide guidance regarding works to protected structures and note the following key points:

- *Caution should be used when considering proposals to demolish parts of protected and proposed protected structures as these parts may be of importance to the cumulative historic interest of a building. Where partial demolition of a protected structure is proposed, the onus should be on the applicant to make a case that the part –whether or not it is original to the structure – does not contribute to the special interest of the whole, or that the demolition is essential to the proposed development and will allow for the proper conservation of the whole structure.*
- *It is generally recognised that the best method of conserving a historic building is to keep it in active use. Usually the original use for which a structure was built will be the most appropriate, and to maintain that use will involve the least disruption to its character. While a degree of compromise will be required in adapting a protected structure to meet the requirements of modern living, it is important that the special interest of the structure is not unnecessarily affected.*
- *In order to appreciate the integrity of a structure, it is important to respect the contribution of different stages of its historical development. Concentration on whether or not various parts of a building are ‘original’ can obscure the fact that later alterations and additions may also contribute to the special interest of the structure. Of course there may be alterations or additions which have not contributed to the special interest of the building, and which may in fact have damaged it.*
- *It should be the aim of good conservation practice to preserve the authentic fabric which contributes to the special interest of the structure. Good repair will arrest the process of decay of a structure and prolong its life without damaging its character and special interest. Where a damaged or deteriorated feature could reasonably be repaired, its replacement should not be permitted.*
- *The use of processes which are reversible, or substantially reversible, when undertaking works to a protected structure is always preferable as this allows for the future correction of unforeseen problems, should the need arise, without lasting damage being caused to the architectural heritage.*

- *Where alterations are essential for the continued viability of a building with an interior of value, attempts should be made to keep works to a minimum and preferably confined to areas of secondary importance. Wherever possible, the alterations should not change the interrelationships or the proportions of prominent spaces such as entrances, staircases or principal rooms. In a protected structure that retains its original spatial layout, proposals to subdivide the building into several smaller units or to open up a pair or series of rooms to create a larger space should be permitted only in exceptional circumstances after very careful scrutiny by the planning authority.*
- *Where new partitions are proposed, they should be installed in such a way that they can be removed at a later stage with little or no damage to the historic fabric. New partitions should not cut through decorative plasterwork, finishes or joinery but be scribed around them with extreme care and accuracy. The installation of new partition walls should generally be avoided in high-quality interiors.*
- *The removal or alteration of an original or fine staircase should only be permitted in exceptional circumstances.*

5.3 Natural Heritage Designations

- None applicable.

6.0 The Appeal

6.1. Grounds of Appeal

- The proposed restoration and renovation works to Burdett House are required to bring the property to modern day living standards. The proposed works are sympathetic to the existing dwelling and are reasonable and reversible.
- The dwelling has fallen into a state of disrepair and the applicant is fully committed to carrying out the conservation works in accordance with best practice. There are concerns regarding the structural integrity of the building.
- Item k: refers to the studwork at ground floor level to create an ensuite. It is considered that the internal studwork is necessary to provide privacy and

control ventilation in the master bedroom. The studwork is reversible and does not obstruct any original features.

- Item m: refers to the reduction in the opening to the reception room at ground floor by 300mm. This is necessary to facilitate wardrobe units. The architrave will be maintained insitu and adapted to the new opening to match existing. It is likely that in any event the existing architrave will need to be repaired due to a wall crack present. The shortening of the existing opening will not reduce symmetry of the room and will be fully reversible.
- Item v: refers to a new glass wall to the existing stairwell to permit light. The replacement of an existing stud wall with a glass wall will provide natural light to the dark stairwell and will provide a modern feature in the property. It is reversible.
- Item w: refers to a new stud wall at first floor in order to create a playroom. There is an existing stud wall at this location which is to be demolished and essentially replaced with a new stud wall approximately 300mm away from its current location. Questions the severity of this refusal.
- Replacement stairs and balustrade: This is to be removed on the basis of advice from the structural engineer.
- Demolition and replacement of rear annex: Demolition is proposed on foot of advice from the structural engineer. Notes that it will be reconstructed like for like insitu. UPVC windows will be replaced with timber sashed windows. Dismisses overlooking concerns as the existing annex currently has windows insitu at all levels.
- Replacement annex will not hinder the original house but preserve and safeguard it. The junctions from the existing house and the extension will be where the current walls are and therefore there will be no greater impact on the original fabric as it currently stands.

6.2. Planning Authority Response

- It is considered that the grounds of appeal do not raise any new matter which, in the opinion of the Planning Authority, would justify a change of attitude to the proposed development.

6.3. Observations

Dr. Muiris O' Ceidigh, 10 Brighton Terrace, Sandycove, Dublin.

- Notes that there is a separate planning application pertaining to the garden area of no. 1 Burdett Avenue. This site is in different ownership and permission is sought for a second storey apartment over an existing single storey building. Considers that the subject appeal should be considered in conjunction with this application.
- It is submitted that the proposed apartment will obstruct the second floor windows to the rear of the existing house.
- Concerned that the proposed alterations will affect the protected structure and that the existing dwelling is unsuitable for a drive in entrance due to the width of Burdett Avenue.

7.0 Assessment

7.1 The main issues in this appeal are those raised in the grounds of appeal and observation and it is considered that no other substantive issues arise. Appropriate Assessment also needs to be addressed. The issues can be dealt with under the following headings:

- Impact of the development on the architectural heritage of the protected structure.
- Appropriate Assessment.

7.2 **Impact of the Development on the Architectural Heritage of the Protected Structure**

- 7.2.1 The subject dwelling has been vacant for a number of years, is in poor condition and has suffered significant levels of decay, infestation and dereliction. The applicant seeks to restore and renovate the dwelling in order to create a modern sustainable home suitable to a family's needs. The Planning Authority do not object to the principle of modernisation but have refused permission on the basis that some of the interventions proposed would be contrary to best conservation practice.
- 7.2.2 It is recognised that the best way to preserve and ensure the longevity of a protected structure is to restore it to its original use. It is also acknowledged that it is necessary in some instances to allow a degree of compromise in order to ensure the adaption of a protected structure to modern living requirements. The most important criteria to consider is that the special interest of the structure is not compromised and that the proposed works do not detract from the significance or value of the protected structure.
- 7.2.3 The Conservation Report submitted with the application notes that Burdett House represents a fine example of a Georgian House that retains much of its historic fabric and character externally. It is noted however, that much of the internal fabric of the building has been altered over the years to facilitate various renovations through time. New internal walls have been constructed and several original walls removed. The interior of the house does not contain any particular elaborate features.
- 7.2.4 The applicant proposes a number of interventions necessary to restore the house. It is evident that the Conservation Officer and Planning Officer have concerns regarding a number of specific aspects which may be summarised as follows:
- The demolition of the rear annex and its replacement insitu to match existing. The Conservation Officer notes that the structural report in support of the application is not definitive that this part of the building cannot be retained and repaired.
 - Removal of staircase and associated balustrade and handrail in its entirety noting that it is extremely rare that an entire staircase has to be removed.

- At ground floor, alterations k and m which relate to the subdivision of the principal room to create an ensuite and walk in wardrobe.
- At first floor, alteration v which relates to the removal of an existing stud wall and its replacement with a glass wall to provide natural light to the stairwell.
- At first floor level, alteration w which relates to the installation of a replacement stud wall to create a playroom.
- At first floor level alteration u which relates to the part removal of central masonry wall.
- Insufficient information regarding external and internal render and damp treatment works.

7.2.5 Whilst the overall principle of the development is considered appropriate and the restoration of the protected structure welcomed, the impact of these interventions must be considered further.

Demolition of Annex

7.2.6 The rear annex to the dwelling was constructed at a later period in the early 20th century and it is not part of the original dwelling. It is detailed in the Conservation Report submitted with the application that it is generally considered to be of poor quality. It notes that it adds little in the way of interest of Burdett House. The Structural Report submitted with the application also notes that this element of the dwelling is in very poor condition due to the high level of water ingress that has occurred through the roof and the deterioration of the side elevation render. It notes that it is likely that this level of water ingress over such a sustained period is likely to have had a significant effect on inbuilt timbers and that these are likely to be heavily decayed. In this context, it recommends that the reconstruction of the annex should be considered.

7.2.7 It is noted that the Conservation Officer does not comment on the quality of the existing annex building and its contribution to the special character of the building. Whilst the Architectural Heritage Protection Guidelines note that it is important to respect the contribution of different stages of the historical development of a building, it is also noted that there may be later additions that have not contributed to the special interest of the building.

7.2.8 In this instance, it is evident that the rear annex is not part of the original fabric of the building and is in extremely poor condition. Visual inspection on site confirmed that this part of the building has been subject to significant water damage which has had a significant impact on the interior and exterior of the structure. The annex retains few features of any architectural or conservation interest. Many of the original windows have been replaced with unsympathetic uPVC. Cills have been replaced in parts and most of the original rainwater goods have been lost. Internally, the annex accommodates ancillary accommodation including a kitchen and bathroom and one vacant room. There are no original features such as coving, fireplaces etc. Overall this part of the dwelling has a very poor visual appearance internally and externally. I am satisfied that the annex does not contribute to the overall special character of this Georgian dwelling in any significant way. The removal and replacement of the annex with a new similar structure with timber sash windows will be a visual improvement and ensure the successful adaption and modernisation of this dwelling.

Alterations to Internal Walls and Installation of New Stud Walls

7.2.9 The applicant proposes the installation of a number of new stud walls in order to create new internal spaces. Alterations k and m are required to create an ensuite bathroom and walk in wardrobe from the main bedroom at ground floor level. It is considered that these works will enhance the quality of the living accommodation and have been designed in accordance with the principle of reversibility as encouraged under the Architectural Heritage Protection Guidelines. In this regard, the walls can be installed in such a way so that they can be removed at a later stage with little damage to the historic fabric. It is also noted that this room does not contain any particular ornate or decorative plasterwork. I am satisfied that the proposed works do not undermine the spatial layout of this principal bedroom as the proposed ancillary accommodation is located in a secondary room off this main room.

7.2.10 With regard to alteration v, this relates to the replacement of an existing stud wall with a glass wall in order to provide additional light to the stairwell. This is considered an interesting and modern intervention. Alteration w relates to the creation of a new stud wall at first floor level in order to create a new snug/playroom. It is noted that there is already an existing stud wall at this location, and the proposed new wall will effectively replace this, albeit in a slightly different location.

The existing wall has no coving or any decorative features. It is not considered that these amendments would materially or adversely affect the integrity of the protected structure.

- 7.2.11 Alteration u refers to the removal of a central masonry wall at first floor level in order to create a larger kitchen/dining area. Whilst it is acknowledged that the Guidelines discourage the amalgamate of rooms to create a larger space except in exceptional circumstances, it is considered in this instance the amendment is necessary to create a useable and functional family living and dining area.

Removal and Replacement of Existing Staircase

- 7.2.12 The structural report notes that the existing stairs have rotated inwards and are in very poor condition and that their replacement should be strongly considered. From visual inspection on site, I would concur that the existing stairs is in very poor condition. The existing handrail and balustrade are also in poor condition. Parts of the balustrade and panels on the handrail are missing as is the newel post at ground floor. The spindles may not be original. It is also noted that the existing stairs is not a particularly elaborate feature in the dwelling and has a functional design. I am satisfied that it is not of any particular quality. I would not consider it to form an integral feature or significant part of the interior design.
- 7.2.13 Whilst it is acknowledged that it is generally desirable to retain such features, it is considered that in this instance the applicant has submitted sufficient evidence to support its removal based on the existing poor structural condition of the staircase. I am satisfied that its removal will not undermine the significance or value of the protected structure.

Other Matters

- 7.2.14 The comments of the Conservation Officer regarding the requirement for further detailed information regarding the external render and damp proof course is noted. It is considered, however, that these matters can be addressed by way of appropriate condition.
- 7.2.15 It is noted that at application stage, concerns were raised by both the planning authority and observers on the application regarding the proposed new picture window at second floor level on the north elevation. I am satisfied that this fenestration will not give rise to undue overlooking, due to the fact that the existing

annex already has windows insitu at all levels on this elevation. However, I am of the view that the style and size of the proposed picture window is incongruous with the proposed pattern of fenestration on this elevation and it would be preferable if this large picture window was omitted and replaced with two narrow vertical sash windows. This can be addressed by condition.

- 7.2.16 Concerns have been raised by the observer regarding a separate planning application pertaining to the existing commercial property located in what was the former rear garden of the existing house. This is a separate planning application and will be considered by the Planning Authority on its own merits. It is not considered relevant to the subject application which relates solely to the renovation and restoration of the existing protected structure.

Conclusion

- 7.2.17 In conclusion, it is considered that the proposed development is generally well considered and will ensure the restoration and renovation of this long vacant protected structure as a modern family home. The dwelling contains some original features including cornicing, fireplaces and joinery which will be retained and refurbished as part of the works where possible. The more significant internal works include the removal and insertion of stud walls, removal of a staircase and demolition of some internal walls. These works are considered necessary to renovate the fabric of the house and bring it up to today's building standards. The majority of the works are reversible. The removal of the staircase is justified on structural grounds.
- 7.2.18 Externally, the dwelling makes an important contribution to the streetscape. The development will provide for the upgrade of the exterior of the building and improve its general appearance. An existing blocked up window will be reinstated. The existing annex that is to be demolished is a later addition to the building and is in poor visual and structural condition, both internally and externally. It is not considered that it contributes in a significant way to the overall special character of the house. The ad-hoc window arrangement and uPVC windows detract from the aesthetic qualities of the dwelling.
- 7.2.19 In considering the application, regard must be had to the long term vacancy of the dwelling, its continuing deterioration and the need to bring it back into meaningful use. Whilst the concerns of the Planning Authority are noted, I am satisfied that the

works proposed provide an appropriate balance between the adaption of the building to the requirements of modern living whilst ensuring that the special interest and overall conservation integrity of the house is maintained.

7.3 Appropriate Assessment

7.3.1 Having regard to the nature and scale of the proposed development comprising renovations and restoration of an existing residential dwelling on serviced land within an established urban area, and the distance to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

8.1 It is recommended that permission be granted subject to conditions for the reasons and considerations set out below.

9.0 Reasons and Considerations

9.1 Having regard to the relatively limited nature and scope of the proposed works that are considered necessary to restore the house to residential use, it is considered, that subject to compliance with the conditions set out below, the proposed development would not be injurious to the character and setting of the protected structure and would not seriously injure the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 to 1400 hours on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of adjoining property in the vicinity.

4. Prior to the commencement of development, the applicant shall submit details of the proposed vehicular entrance to the proposed development for the written agreement of the Planning Authority.

Reason: In the interest of amenity and of traffic and pedestrian safety.

5. The footpath in front of the proposed new vehicular entrance shall be dished at the road junction in accordance with the requirements of the planning authority and at the Applicant's own expense.

Reason: In the interest of pedestrian safety.

6. The proposed picture window on the north elevation shall be omitted and shall be replaced by two vertical sash windows to align with the existing pattern of fenestration on that elevation in accordance with details which shall be submitted to the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

7. (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.

(b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The 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.

(c) All existing original features, including interior and exterior fittings/features, joinery, skirting boards, fenestration, fireplaces, plasterwork, features (including cornices and ceiling mouldings) shall be protected during the course of refurbishment, retained and reused where possible.

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.

8. A schedule and appropriate samples of all materials to be used in the external and internal treatment of the development to include proposed render, roofing materials, windows, doors and gates as well as detailed specifications of the proposed damp proof system to be utilised shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development conservation

Erika Casey
Senior Planning Inspector

5th December 2017