



An
Bord
Pleanála

Inspector's Report ABP-321575-25

Question

Review of Section 57 Declaration
works affecting Protected Structure.

Location

Tullaghan House, Duncarbery,
Tullaghan, Co. Leitrim

Declaration

Planning Authority

Leitrim County Council

Planning Authority Reg. Ref.

24-PSD-02

Applicant for Declaration

James Mastin & Santosh Pillai

Planning Authority Decision

Split Decision

Referral

Referred by

James Mastin & Santosh Pillai

Owner/ Occupier

James Mastin & Santosh Pillai

Observer(s)

None

Date of Site Inspection

18th March 2025

Inspector

Emma Nevin

1.0 Site Location and Description

- 1.1. The site is located in the townland of Tullaghan Co. Leitrim and is located within the village of Tullaghan on a large site comprising a Protected Structure ‘Tullaghan House’ (RPS No. 129), with associated outbuildings. The existing Protected Structure fronts the National Road N15 and is well set back from the N15 with the rear elevation of the dwelling adjoining the local Tullaghan Road to the north. There are two existing vehicular access points to the site, one from the N15 to the front of the site and one to the side/rear off Tullaghan Road.
- 1.2. The structure is listed as a building of regional importance on the National Built Heritage Service ‘NBHS’, registration no. 30801004 and is described as a
“Detached four-bay two-storey house, built c.1830, with full-height canted bays to façade and western elevation. Porch added to façade. Hipped slate roof with rendered chimneystacks. Ruled-and-lined render to walls. Timber sash windows. Timber panelled door in flat-headed opening with stucco surround. Two-storey random stone outbuilding with slate roof and brick chimneystack to east. Circular-plan random stone gate piers and cast-iron gate. House set in own grounds with rear elevation backing onto the street, bounded by random sandstone wall with cut stone piers and cast-iron gates and railings”.
- 1.3. At the time of site inspection, it was evident that the dwelling had fallen into a state of disrepair, with broken windows/doors and graffiti on the walls with the garden in an unkempt and overgrown state. The roof, and chimney stacks, however, had been replaced and repaired.

2.0 The Question

- 2.1. The referrer has not questioned the decision/approval of the planning authority pursuant to Section 57 of the Planning and Development Act, 2000, as amended (“the Act”), but has referred an amendment of the decision/approval to the Board, pursuant to Section 57 (8) of the Act is, for the purposes of this assessment I have reworded the question posed as follows:

“Whether the amendment to allow the use of ultra-thin double glazing as part of the window process outlined in the Section 57 approval at “Tullaghan House”, Tullaghan County Leitrim is or is not exempted development”.

3.0 Planning Authority Declaration

3.1. Declaration

- 3.1.1. On the 26th September 2024, a request for a Section 57 Declaration was received by Leitrim County Council from James Mastin and Santosh Pillai. The planners report indicates that a Building Conservation and Assessment and Order of Magnitude Cost Report has been included in with the application including a photographic window and door identification which clarified that most of the windows were to be repaired.
- 3.1.2. On the 28th November 2024 Leitrim County Council issued a Section 57 Declaration under Order Number 24/JF/347, setting out the works that the Planning Authority considered would affect the character of the protected structure and as a result would require planning permission. The Declaration also set out the works that the Planning Authority considered would not affect the character of the protected structure and as a result would not require planning permission.
- 3.1.3. The works that would require planning permission are stated in the Declaration to comprise:
- The replacement of a number of windows and doors to Tullaghan House (specifically new double window numbers 1, 2, 10, 11, 12, 27, 28, 29, and 4 no. new timber doors and frame to match existing).
- 3.1.4. The works that would not require planning permission are stated in the Declaration to comprise:
- The repair of window nos. 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 31, 32, 33, 34, 35 (40, 41 in the boiler room) as indicated in the correspondence from M. Gallagher Builders Ltd. received by the Planning Authority on the 30th October 2024, where in the proposed repairment is detailed as follows:

“Decayed timber will be cut back and replaced/ spliced with similar timber, original glass to be reused for possible and fitted with linseed oil putty. Replacement glass to be Pilkington K Glass Opti float or similar 6mm glazed to match existing. Concealed draw strips to be installed and any ironmongery to match existing glazing bars etc. to match existing design”.

- 3.1.5. The Declaration also advised that all works shall be carried out in accordance with the Department of Environment, Heritage, and Local Government’s “Conservation Guidelines” and be undertaken by competent professionals with suitable conservation expertise.

3.2. Planning Authority Reports

- 3.2.1. The basis for the Planning Authority’s decision includes:

- It was considered that level of detail submitted to be sufficient to make a declaration in this case.
- In accordance with Section 4.2.1 of the Architectural Heritage Protection Guidelines for Planning Authorities and Section 2 interpretation of ‘works’ as set out in the Planning and Development Act, 2000, as amended, the planner considered that the proposed works regarding the replacement of a number of windows and doors to Tullaghan House, would materially affect the protected structure being works which affect the material of the exterior surfaces.
- In respect of the proposed works to repair the identified windows, the planner was satisfied that these proposed works are necessary and would not materially affect the character of the protected structure or its environs.

- 3.2.2. Other Technical Reports

None.

4.0 Planning History

9512183 – Conditional permission was granted by Leitrim County Council on 14th July 1995, for Change use of portion of guesthouse to commercial restaurant and upgrade existing entrance onto public roadway to the south at Tullaghan House.

Application for Section 5 Declaration

Reference is made in the Section 57 Application Form in respect to a previous Declaration Regarding Protected Structures for works to the roof, however, no reference number has been provided, and I cannot identify this on the Planning Authority Register. Notwithstanding, following site visit, I can confirm that these works to the roof are completed on site.

5.0 Statutory Provisions

5.1. Planning and Development Act, 2000, as amended

5.1.1. Section 2 (1) of the Act provides the following definitions of relevance:

‘development’ has the meaning assigned to it by Section 3

‘works’ includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

“structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and— (a) where the context so admits, includes the land on, in or under which the structure is situate,

5.1.2. Section 3(1) of the Act states the following in respect of ‘development’:

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 3(2) of the Act states “for the purposes of subsection (1) and without prejudice to the generality of that subsection— (b) where land becomes used for any

of the following purposes— (i) the placing or keeping of any vans, tents or other objects, whether or not moveable and whether or not collapsible, for the purpose of caravanning or camping or habitation or the sale of goods, the use of the land shall be taken as having materially changed”.

Section 4 (1) sets out various forms and circumstances in which development is exempted development for the purposes of the Act. Section 4 (1) (a) – (l) sets out what is exempted development for the purposes of this Act and includes: (f) providing for ‘*development carried out on behalf of, or jointly or in partnership with, a local authority, pursuant to a contract entered into by the local authority concerned, whether in its capacity as a planning authority or in any other capacity*’, and (j) “*development consisting of the use of any structure or other land within the curtilage of a house for any purpose incidental to the enjoyment of the house as such*”.

- 5.1.3. Legislation relating to works affecting the character of protected structures, including the right to request a Declaration from the Planning as to the type of works which it considers would or would not materially affect the character of a Protected Structure is provided within Section 57 of the Act.
- 5.1.4. Despite certain exemptions provided for under Section 4 of the Act, as discussed above, subsection 57(1) of the Act states that works to a Protected Structure would only be exempt if it would not materially affect the character of: (a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- 5.1.5. Subsection 57(2) of the Act, outlines that ‘an owner or occupier of a protected structure may make a written request to the planning authority, within whose functional area that structure is situated, to issue a declaration as to the type of works which it considers would or would not materially affect the character of the structure or of any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest’. A Declaration must be issued by the Planning Authority under subsection 57(3) of the Act within 12 weeks of the request.
- 5.1.6. Prior to the Planning Authority issuing a Declaration or An Bord Pleanála reviewing a Declaration, it is firstly a requirement under subsection 57(4) for the Planning Authority or An Bord Pleanála to have regard to any guidelines issued under Section

52 of the Act, which I note would include the Architectural Heritage Protection Guidelines for Planning Authorities, as revised by the Department of Arts, Heritage & the Gaeltacht in 2011. Secondly, it is a requirement to have regard to any recommendations made to the Planning Authority under Section 53 of the Act, relating to recommendations from the Minister for Culture, Heritage and the Gaeltacht concerning the inclusion of specific structures or parts of structures or features within the RPS. Subsections 57(5) and (6) of the Act concern places of public worship, while subsection 57(7) allows the Planning Authority to subsequently review a Declaration.

- 5.1.7. A person to whom a Declaration under subsection 57(3) has been issued by a Planning Authority relating to a Protected Structure, can refer the Declaration for review by An Bord Pleanála under subsection 57(8) of the Act. It is this subsection of the Act that the referrer has utilised in requesting that the Board review the subject Declaration.
- 5.1.8. Subsection 57(9) requires the Planning Authority to enter details of the Declaration on their register and to make available copies of the Declaration and their decision. Subsection 57(10)(a) outlines matters for consideration by the Planning Authority or the Board on appeal, when dealing with applications for planning permission.

5.2. Planning and Development Regulations, 2001

- 5.2.1. Part 6, Article 51 of the Planning and Development Regulations 2001(as amended) provides guidance in respect of Architectural Heritage, specifically ‘record of Protected Structures’.

6.0 Policy Context

6.1. Architectural Heritage Protected – Guidelines for Planning Authorities

- 6.1.1. The Architectural Heritage Guidelines, first published in 2004, undated 2011, serve as a guide for the protection of the built heritage and include guidance on criteria to be used when selecting structures for protection, guidance in relation to the assessment of development proposals and Declaration requests, and guidance regarding specific design elements.

- 6.1.2. Section 4 of the Guidelines refers specifically to Declarations and clarifies that it is not necessary for the referrer to have any specific works in mind when applying for a Declaration. Section 4.2 of the Guidelines briefly outline the role of An Bord Pleanála in the process, while sections 4.3, 4.4 and 4.5 provide guidance on evaluation procedures and the inspection process when considering or reviewing a Section 57 Declaration. Section 4.12 offers sample phrases for use in Declarations when dealing with the main structural elements of a Protected Structure, such as the exterior walls, the roofs, the openings, and the internal layout.
- 6.1.3. Part 2 of the Guidelines provides detailed design guidance in relation to specific aspects of building conservation.
- 6.1.4. Chapter 10 refers to openings, doors and windows. Section 10.5 provides guidance in respect of glass and glazing including proposals affecting glazing.

6.2. Development Plan

- 6.2.1. The relevant Development Plan is the Leitrim County Development Plan, 2023-2029.
- 6.2.2. The site is zoned 'Existing Residential' in the Development Plan with a stated objective *"To protect and enhance the established amenity of existing residential communities"*.
- 6.2.3. The site is located in an area of outstanding natural beauty and the following policy objective, therefore, applies *"LD POL 2 To protect Areas of Outstanding Beauty and Areas of High Visual Amenity from inappropriate development and reinforce their character, distinctiveness and sense of place"*.
- 6.2.4. The dwelling is listed as Ref: No. 129 of Protected Structures on the Record of Protected Structures, Volume IV – Record of Protected Structures of the Leitrim Development Plan.
- 6.2.5. Section 11.18 Record of Protected Structures – relevant policies and objectives.

7.0 The Referral

7.1. Referrer's Case

7.2. A first party referral was received from the owners of the site James Mastin and Santosh Pillai, to amend the decision made by the Planning Authority, in relation to the window replacement works which constituted exempted development, under the relevant provisions of the Planning and Development Act, 2000 (as amended). The question posed has been reworded to allow for assessment as follows:

“Whether the amendment to allow the use of ultra-thin double glazing as part of the window process outlined in the Section 57 approval at “Tullaghan House”, Tullaghan County Leitrim is or is not exempted development”.

7.3. The case submitted by the referrer can be summarised as follows:

- Requesting an amendment to allow the use of ultra-thin double glazing as part of the window replacement process outlined in the Section 57 approval.
- The request is motivated by the need to address current environmental challenges, reduce greenhouse gas emissions, and align with Ireland's Climate Action Plan 2024.
- By replacing the current glass windows with 'Fineo ultra-thin double glazing, the historic look and integrity of the protected building while improving the energy efficiency.
- Fineo ultra-thin double glazing uses advanced technology to integrate ultra-slim glass within the original window sills without altering the exterior appearance of the building.
- The amendment will ensure that the building's exterior remains consistent with its protection status while significantly reducing greenhouse gas emissions and the energy required for heating.

7.4. Planning Authority Response

7.4.1. No response received within the deadline.

7.5. Further Responses

7.5.1. None

8.0 Statutory Provisions

9.0 Assessment

9.1. Preliminary Matters

- 9.1.1. It should be noted that the purpose of this referral is not to determine the decision of the Planning Authority but rather to request an amendment to the Section 57 approval of the Planning Authority in respect to the works considered to be exempted development under Ref: 24-PSD-02, specifically whether an amendment to allow for the use of ultra-thin double glazing as part of the window replacement process outlined in the Section 57 approval constitutes development, and if so, falls within the scope of exempted development.

9.2. Introduction

- 9.2.1. Section 57 of the Act allows the owner or occupier of a Protected Structure to make a written request to the Planning Authority for a Declaration as to the type of works the Authority considers would or would not materially affect the character of the Protected Structure. Any person to whom a Declaration has issued under Section 57 of the Act, may subsequently refer the declaration to An Bord Pleanála for review.
- 9.2.2. In contrast to a Declaration under Section 5 of the Act, it is not necessary for the referrer to have any specific works in mind when applying for a Section 57 Declaration. However, the referrer in this case has questioned a specific element of the Section 57 Declaration issued by Leitrim County Council. Accordingly, it is the conditions and limitations of the Declaration issued by the Planning Authority that can be reviewed and adjudicated upon by the Board.
- 9.2.3. In the case of a Section 57 Declaration, conditions and limitations are included for the purposes of clarity. If it is considered that the works are deemed not to materially affect the character of a Protected Structure, a planning application is not therefore

required for the stated works, subject to the Declaration permitting the works with or without conditions and/or limitations.

- 9.2.4. It is necessary to ensure that the review process conforms to the approach required under the Act, in particular having regard to guidance contained in the Architectural Heritage Guidelines (including sections 4.1 to 4.6). The detailed guidance notes in Part 2 of the Architectural Heritage Guidelines under the heading 'identifying the special features for protection', are designed to assist Planning Authorities in carrying out inspections for Declarations.

9.3. **Affect on the character of the Protected Structure**

- 9.3.1. In reviewing the Declaration, it is essential to ensure that the Declaration does not exempt works or development that would have a material affect on the character of the Protected Structure or any element of the Structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, for example works or development under:

- Section 4(1)(h) of the Act (i.e. development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures);
- Article 6 of the Regulations (i.e. exempted development outlined in Part 1 of Schedule 2 including conditions and limitations);
- Article 10 of the Regulations (change of use subject conditions and limitations).

- 9.3.2. As stated in the Declaration, the works that would require planning permission and therefore do not constitute exempted development, are stated to comprise:

- The replacement of a number of windows and doors to Tullaghan House (specifically new double window numbers 1, 2, 10, 11, 12, 27, 28, 29, and 4 no. new timber doors and frame to match existing).

- 9.3.3. **However, based on the question posed to An Bord Pleanála as part of this referral, these elements do not form part of this referral and will not be assessed under same.**

Works not affecting the Character of the Structure

- 9.3.4. The Declaration further states that the works that would not affect the character of the Protected Structure, are stated in the Declaration to comprise:

- The repair of window nos. 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 31, 32, 33, 34, 35 (40, 41 in the boiler room) as indicated in the correspondence from M. Gallagher Builders Ltd. received by the Planning Authority on the 30th October 2024, where in the proposed repairment is detailed as follows:

“Decayed timber will be cut back and replaced/ spliced with similar timber, original glass to be reused for possible and fitted with linseed oil putty. Replacement glass to be Pilkington K Glass Opti float or similar 6mm glazed to match existing. Concealed draw strips to be installed and any ironmongery to match existing glazing bars etc. to match existing design”.

As noted above these works include *“Replacement glass to be Pilkington K Glass Opti float or similar 6mm glazed to match existing”.*

The repair of window nos. 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 31, 32, 33, 34, 35 (40, 41 in the boiler room) to include the use of *Fineo ultra-thin double glazing*” as part of the replacement works – subject of referral

- 9.3.5. Under the referral the applicant/owner is requesting if the amendment to allow the use of *“Fineo ultra-thin double glazing”* as part of the replacement works outlined in the Section 57 approval.
- 9.3.6. The grounds for review of the Declaration assert that the request is motivated by environmental challenges and by replacing the current glass windows with *“Fineo ultra-thin double glazing”*, the historic look and integrity of the protected building will be maintained, while improving its energy efficiency. It is also contested that the *Fineo ultra-thin double glazing* will integrate within the original window sills and will not alter the exterior appearance of the building.

- 9.3.7. The NIAH record refers to the property as comprising a 'late Georgian design detached house' which "is complimented by features including six-over-six timber sash windows with convex horns, full-height canted bays, cast-iron gates and outbuildings". It considers that "the attractive and architecturally-appealing house is set within its own grounds, yet unusually it backs directly onto the road to the north". The NIAH record appraising the building, primarily focuses on the front façade as the main feature of interest.
- 9.3.8. There is no specific reference or identification of old or interesting glass in the within the sash windows in the NIAH description of the protected structure requesting its retention or protection. Following site inspection, I observed that the windows are in need of repair with several panes of glass within the windows broken. The glass within the existing sash windows to be repaired also appeared to be plain glass.
- 9.3.9. The Architectural Heritage Guidelines identify works that would materially alter the character of the exterior of a building, including specific works to the walls, roof, openings of a building and glass and glazing. The Guidelines also provide detailed advice regarding the carrying out of works and repairs to properties. Undertaking of repairs to the interior of the structure with like-for-like materials would not affect the character of the Protected Structure, particularly considering the fact that the primary elements contributing to the special historical architectural character of the structure are found on the exterior of the subject structure. With regard to the carrying out of external repairs, such works can have the potential to materially affect the character of the Protected Structure.
- 9.3.10. I consider that the proposed repair work to the windows are necessary in order to carry out essential repair to the structure. The Architectural Heritage Guidelines also consider that "*Where repairs are necessary to the window frames, the panes can be carefully removed and reset by a specialist. If a window is decayed beyond repair, the original glass can be removed with great care and set aside for re-use in repair work elsewhere within the same building*".
- 9.3.11. Following my site inspection and a review of the proposed glazing as part of the information submitted with the referral, I note that the proposed glazing has a thin appearance with a thickness of 7mm, while this is marginally thicker than the replacement glazing approved under the referral (of 6mm), I am satisfied that the use

of “*Fineo ultra-thin double glazing*”, as detailed in this referral, as part of the replacement works outlined in the Section 57 approval, would be acceptable and that such works would not materially affect the character of the structure.

9.3.12. I am also satisfied that internal and external repair and replacement of existing windows with the use of *Fineo ultra-thin double glazing*”, would not compromise original finishes, fixtures and fittings would not materially affect the character of the structure.

9.3.13. A note has been included by the Planning Authority in respect to the carrying out of the works that all works are carried out in accordance with the Department of Environment, Heritage, and Local Government’s “Conservation Guidelines” and to be undertaken by competent professionals with suitable conservation expertise.

9.4. Conclusion

9.4.1. I am satisfied that the use of “*Fineo ultra-thin double glazing*”, as detailed in this referral, as part of the replacement works outlined in the Section 57 approval, would be acceptable and that such works would not materially affect the character of the structure, specifically the repair of window nos. 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 31, 32, 33, 34, 35 (40, 41 in the boiler room) as indicated in the correspondence from M. Gallagher Builders Ltd. received by the Planning Authority on the 30th October 2024 and as amended by way of this referral.

9.4.2. I am also satisfied that internal and external repair and replacement of existing windows with the use of *Fineo ultra-thin double glazing*”, would not compromise original finishes, fixtures and fittings would not materially affect the character of the structure.

9.4.3. I am also satisfied that the works outlined in the subject Declaration as not materially affecting the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, are reasonable and appropriate.

9.4.4. Accordingly, by reference to subsection 57(8) of the Act and subject to the amendment outlined above and detailed in the recommendation below, the Declaration issued by Leitrim County Council on the 28th day of November, 2024, regarding the subject property at Tullaghan House, Duncarbery, Tullaghan, County

Leitrim, including the conditions and limitations of same, is reasonable and appropriate.

10.0 Recommendation

10.1. I recommend that the Board should decide this referral in accordance with the following draft order.

WHEREAS Leitrim County Council issued a declaration on the 28th day of November, 2024, stating those works and development that would affect the character of the structure and as a result would require planning permission and those works that would not affect the character of the structure and as a result would not require planning permission:

AND WHEREAS James Mastin and Santosh Pillai referred a declaration for review to An Bord Pleanála as to whether the amendment to allow the use of Fineo ultra-thin double glazing as part of the window process outlined in the Section 57 approval at “Tullaghan House”, Duncarbery, Tullaghan County Leitrim is or is not exempted development on the 23rd day of December, 2024:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act, 2000, as amended,
- (b) the location of the subject property at Duncarbery, Tullaghan County Leitrim and the inclusion of the property in the record of protected structures, as set out in the Leitrim County Development Plan 2023-2029 and the inclusion of the property in the National Inventory of Architectural Heritage,

- (c) the provisions of the 'Architectural Heritage Protection Guidelines for Planning Authorities' issued by the Department of Arts, Heritage and the Gaeltacht (2011),
- (d) the documentation submitted by all parties as part of the referral,
- (e) inspection of the site by the planning inspector,
- (f) the location map with boundaries delineated,

AND WHEREAS An Bord Pleanála has concluded that:

- (g) The amendment to the use of Fineo ultra-thin double glazing within the repair of window nos. 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 31, 32, 33, 34, 35 (40, 41 in the boiler room) as indicated in the correspondence from M. Gallagher Builders Ltd. received by the Planning Authority on the 30th October 2024 and as amended by way of this referral' are reasonable and appropriate and the works stated that would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, are also reasonable and appropriate.

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection 57(8) of the Planning and Development Act 2000, as amended, hereby decides that, the 'amendment to the use of Fineo ultra-thin double glazing' within the repair of window nos. 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 31, 32, 33, 34, 35 (40, 41 in the boiler room) as indicated in the correspondence from M. Gallagher Builders Ltd. received by the Planning Authority on the 30th October 2024 and as amended by way of this referral' as works that would materially affect the character of the Protected Structure, the Declaration issued by Leitrim County Council, which states those works that would affect the character of the structure and as a result would require planning permission

and those works that would not affect the character of the structure and as a result would not require planning permission, is reasonable and appropriate.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Emma Nevin
Planning Inspector

27th March 2025