

**OFFALY COUNTY COUNCIL  
DECLARATION UNDER SECTION 57 OF THE  
PLANNING & DEVELOPMENT ACTS 2000, as amended**

**Dec 57 22/01**

Works which would materially affect the character of the protected structure and, as a result, require planning permission

**External**

- Changes to the external appearance including those to the roofline and boundary treatment.
- Any alterations to fenestration and replacement of existing sash windows.
- Creation of new openings within the structure of the building and alteration/enlargement of existing openings.
- Changes, extensions and any new building works within the curtilage of the building.
- Removal of render to expose the underlying material.
- Any painting of unpainted surfaces such as walls, stone doorcase or stone sills.
- Alterations to roof including changing of existing roof covering materials, removal or alterations to chimneys or chimney pots or removal of existing rainwater goods.
- Alterations involving the removal loss or damage to existing boundary walls and wrought- and cast-iron railings.

**Internal**

- Alterations that would affect the original floor plan or original section of the house, including the insertion or removal of fixed partitions.
- Creation of new openings within the structure of the building and alteration/enlargement of existing openings.
- Alterations that would involve the loss, removal or damage to internal joinery, such as shutters, architraves, skirtings windows and timber doors.
- Alterations that would involve the loss, removal or damage to historic plasterwork such as cornices.
- Works that would result in the removal or damage of existing fixtures and fittings such as chimney pieces.
- Major alteration to existing plumbing and electrical installations.

Works which would not materially affect the character of the protected structure and as a result would not require planning permission

**External**

- Items of essential repair and routine maintenance in accordance with Department Conservation Guidelines including localised repairs.
- Repair of roofs including the outbuildings and rainwater goods, retaining original historical materials.
- Soft landscaping to garden areas, keep in mind garden layout as shown on first addition O.S. Map.

**Internal**

- Internal decoration and items of essential repair and routine maintenance in accordance with Department Conservation Guidelines including localised repairs.

- Specific items noted during site visit including:

1. Basement Floor Kitchen - replacement of modern kitchen units.
2. Ground Floor rear door - replace modern door with historically accurate timber door.
3. First Floor left front bedroom - replace one section of modern skirting with historically accurate skirting to match remaining.
4. First Floor left rear bedroom - convert modern ensuite into walk-in wardrobe.

Timber sash windows with tooled stone sills. Segmental-headed door opening with rendered surround and

replacement timber spoked fanlight with timber panelled door and sidelights. Accessed by modern concrete steps and balustrade.

**Interior:**

Uncomplicated plan with well-proportioned rooms to either side of an elegant hallway. Decorative plasterwork and slender curved stair to first floor. Simple cornice to day rooms with picture rails, fireplaces intact throughout.

Bright basement kitchen and additional room with central corridor to front basement door.

**Furniture and Fittings:**

**Site:**

Set behind wrought- and cast-iron railings on plinth wall with cut stone coping. Gable onto grass verge of adjacent

property, John's Hall. Partially converted two-storey outbuilding to rear with boiler house, (shown on original

deed drawing). Gravel yard between house and coachhouse, extended garden beyond towards Rectory lands.

Stone wall bounds side and rear of property.

**Mapping References:**

House and outbuilding are clearly presented on all historical maps and their footprint is unaltered.

5. Boiler House - replace modern window with more suitable energy efficient window.

6. All timber shall be independently certified by the Forest Stewardship Council or an equivalent scheme.

# Offaly County Council

Áras an Chontae  
Charleville Road  
Tullamore

Tel 05793 46800  
Fax 05793 46868



## Declaration

Declaration Type: **Full Declaration**

Plan Type: CDP 2021\_2027

In accordance with Section 57 (2) of the Planning and Development Act 2000

Number: **DEC/22/002**

## Planning Authority

**NIAH 14819208**



This Declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interiors or exteriors of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within attendant grounds of the protected structure.

Nothing in this declaration exempts works that would nor otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. It in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

<b>Applicant Name</b>	Nicholas Folkard	<b>Status</b>	Owner
<b>Name of Building</b>	5 Johns Place	<b>Former Name</b>	N/A
<b>Townland</b>	Townparks	<b>OS Map Type</b>	
<b>Address 2</b>	Johns Place	<b>Map Sheet</b>	
<b>Address 3</b>	Birr	<b>National Grid co-ordi</b>	206174, 205014
<b>Date of Request</b>	03-Feb-22 28-Apr-22	<b>Date of Inspection</b>	Monday 11 April 2022
<b>Previous Declaration</b>	N/A	<b>Date of Declaration</b>	Monday 11 April 2022
<b>Protection Status</b>	<input checked="" type="checkbox"/>	<b>Record of Monuments and Places</b>	N/A
<b>Record of Protected Structures</b>	49-297	<b>Archaeological Potential</b>	Adjacent OF035-032
<b>Architectural Conservation Area</b>	N/A	<b>Preservation Order or Temp PO</b>	N/A

## NIAH Description of Structure

End-of-terrace four-bay two-storey house over raised basement, built c.1820, with integral carriage arch. Set back from the road. Pitched tiled roof with terracotta ridge tiles and rendered chimneystacks. Roughcast rendered walls with smooth render to quoins. Timber sash windows with tooled stone sills. Segmental-headed door opening with rendered surround and replacement timber spoked fanlight with timber panelled door and sidelights. Accessed by modern concrete steps and balustrade. Set behind wrought- and cast-iron railings on plinth wall with cut stone coping. Partially converted two-storey outbuilding to rear. Appraisal: This attractive house forms part of a group of terraced structures along John's Place. Though renovated, it retains its form, its timber sash windows and the original railings to the front which combine to compliment the other terraced houses and streetscape.

### Composition:

End-of-terrace four-bay two-storey house over raised basement, built c.1820, with integral carriage arch. Set back from the road

### Roof:

Pitched tiled roof with terracotta ridge tiles and rendered chimneystacks.

### Walls:

Roughcast rendered walls with smooth render to quoins.

### Openings:

Timber sash windows with tooled stone sills. Segmental-headed door opening with rendered surround and replacement timber spoked fanlight with timber panelled door and sidelights. Accessed by modern concrete steps and balustrade.

**Interior:**

Uncomplicated plan with well-proportioned rooms to either side of an elegant hallway. Decorative plasterwork and slender curved stair to first floor. Simple cornice to day rooms with picture rails, fireplaces intact throughout. Bright basement kitchen and additional room with central corridor to front basement door.

**Furniture and Fittings:**

**Site:**

Set behind wrought- and cast-iron railings on plinth wall with cut stone coping. Gable onto grass verge of adjacent property, John's Hall. Partially converted two-storey outbuilding to rear with boiler house, (shown on original deed drawing). Gravel yard between house and coachhouse, extended garden beyond towards Rectory lands. Stone wall bounds side and rear of property.

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**Special Remarks**

**Any further documentation attached**

**Inspector**

Rachel Mc Kenna

*Rachel Mc Kenna*

**Inspector Date**

Monday 11 April 2022

**Mapping for Section 57 Declaration**

**5 Johns Place**

Townparks,

Birr,

County Offaly

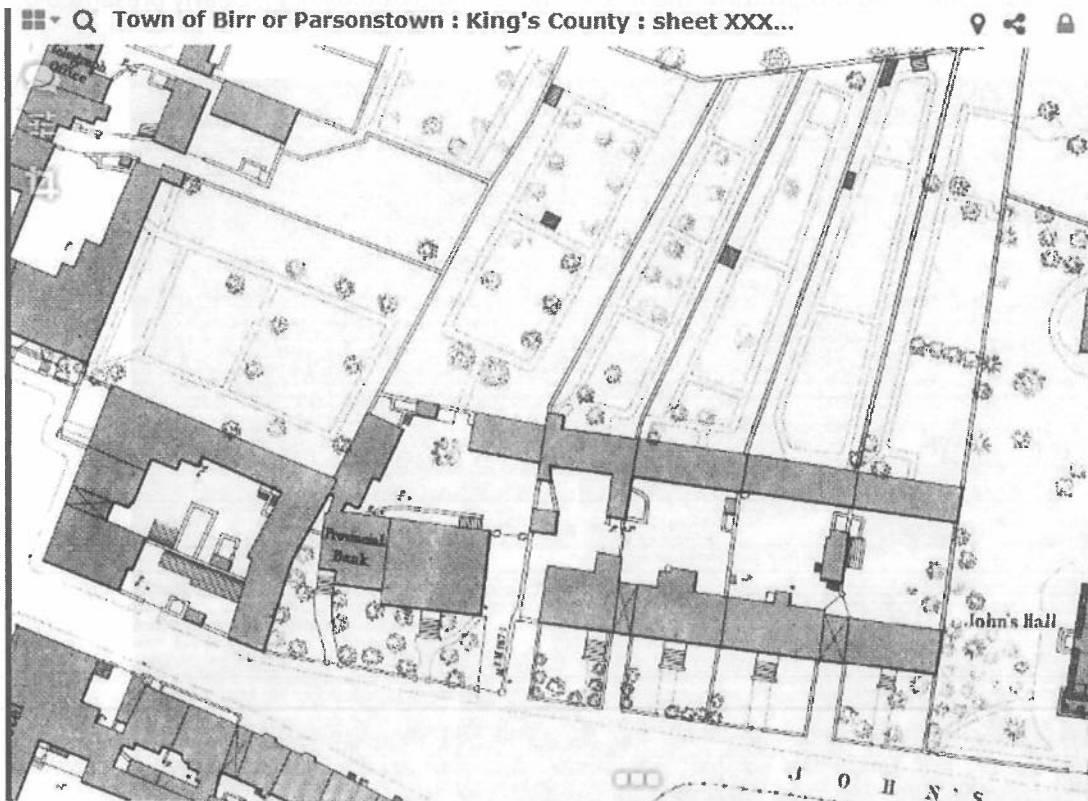
DEC/22/002



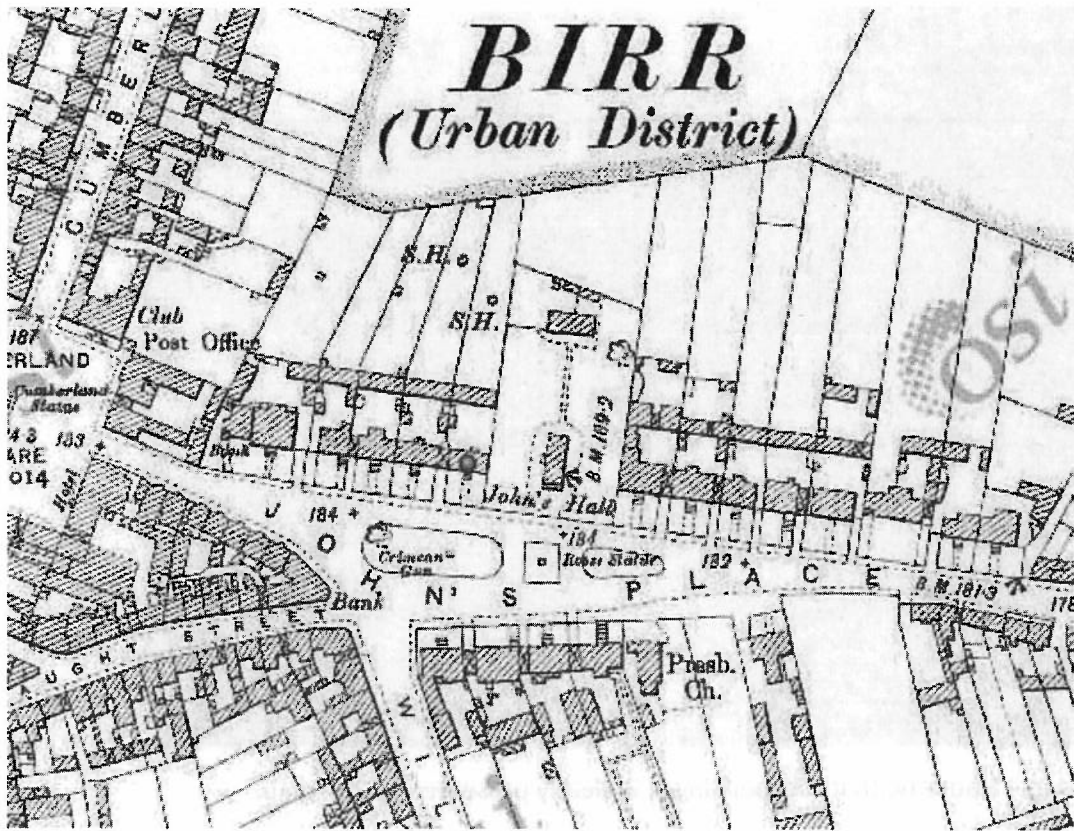
OSI MAP – existing layout



Historic 6" Map – House (with its outbuildings), is clearly presented on the map.



1879 Town Map OY35-10-07– showing detail of garden layout (and altered layout to grounds of adjacent John's Hall). Rear garden path not centred as now, appears to be a second access to garden from LHS of coach house. (Note there appears to be a link from rear garden to path at rear of John's Hall; is there an opening visible in boundary wall?)

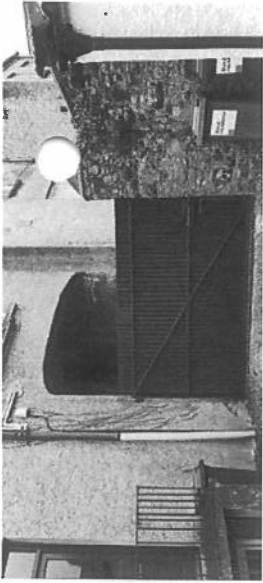


Historic 25" Map – Unaltered footprints of the original house (and outbuilding), clearly presented on the Map.



Aerial View





Access gate and pier - 20220411\_113302.jpg



BF Kitchen - 20220411\_110826.jpg



BF Kitchen - 20220411\_110440.jpg



BF RF fireplace - 20220411\_10426.jpg



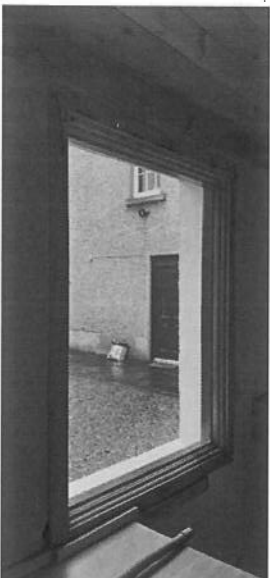
BF RF window - 20220411\_10415.jpg



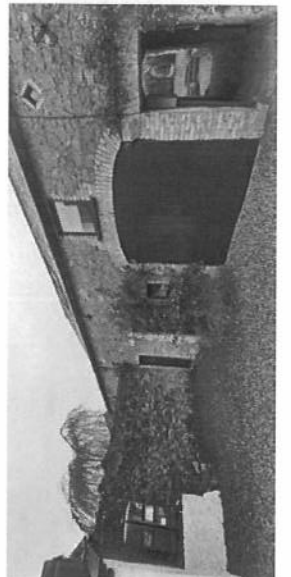
Boiler House - 20220411\_12059.jpg



Boiler house fireplace - 20220411\_110151.jpg



Boiler house window - 20220411\_110107.jpg



Coach house - 20220411\_110101.jpg



Coach house - 20220411\_112516.jpg



Coach house FF - 20220411\_112513.jpg



Coach house FF - 20220411\_112523.jpg



Coach house FF - 20220411\_112547.jpg



Coach house FF - 20220411\_112550.jpg



Coach house GF LHS - 20220411\_112622.jpg



Coach house GF RHS - 20220411\_112655.jpg



Coach house GF RHS - 20220411\_112657.jpg



Coach house GF RHS - 20220411\_112700.jpg