

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

**Dec 57 23/09**

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

1. Changes to the external appearance including those to the roofline, boundary treatment.
2. The unsympathetic replacement of timber sliding sash windows with historically inaccurate windows. Note the four windows in the front façade of no.1 and two upper windows from no.3 have been removed and replaced with 2/2 double glazed windows. The existing (retained on site) 6/6 timber sliding sash windows shall be (repaired,) reinserted into the six openings to ensure the restoration of the building's character and the character of the streetscape.
3. Creation of new openings within the structure of the building and alteration/enlargement of existing openings.
4. The replacement of the entrance door and door furniture.
5. Alteration to existing returns and annexes resulting in a change of their height or scale and structural openings as this could negatively impact on the character of the Protected Structure.
6. Reconfiguration of the floor plan and the alteration/removal of original features such as stairs, doors, window linings, chimneys.

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

1. Removal of recent double glazed 2/2 windows and reinstatement of repaired, original 6/6 timber sliding sash windows to ensure restoration of the building's character.
2. Repair of roof including the reinstatement of reused existing slate and additional closely matching slate.
3. Items of essential repair and routine maintenance in accordance with DOAHG Conservation Guidelines including localised repairs.

**Special Remarks:**

Note the four windows in the front façade of no.1 and two upper windows from no.3 have been removed and replaced with 2/2 double glazed windows. The existing (retained on site) 6/6 timber sliding sash windows shall be repaired and reinserted into the six openings to ensure the restoration of the building's character and the character of the streetscape.

The works indicated as future proposals involve the removal of the central fireplace and stair and total reconfiguration of the floor plan, ground and first and hence require planning permission.

# Offaly County Council

Áras an Chontae  
Charleville Road  
Tullamore

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## Declaration

Declaration Type: **Partial Declaration**

Plan Type: CDP 2014\_2020

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

Number: **DEC/23/009**

## Planning Authority

**NIAH 14819086**



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. In doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

<b>Applicant Name</b>	Birr Trustee Company
<b>Name of Building</b>	<b>1 Rosse Row</b>
<b>Townland</b>	Townparks (Ballybritt By)
<b>Address 2</b>	Rosse Row
<b>Address 3</b>	Birr
<b>Date of Request</b>	28-Mar-23 20-Jun-23
<b>Previous Declaration</b>	20001
<b>Protection Status</b>	<input checked="" type="checkbox"/>
<b>Record of Protected Structures</b>	49-282
<b>Architectural Conservation Area</b>	N/A

<b>Status</b>	Owner
<b>Former Name</b>	Whites Row (OSI 6")
<b>OS Map Type</b>	
<b>Map Sheet</b>	
<b>National Grid co-ord</b>	205828, 205122
<b>Date of Inspection</b>	
<b>Date of Declaration</b>	Wednesday 19 April 2023
<b>Record of Monuments and Places</b>	N/A
<b>Archaeological Potential</b>	Within Birr Town zone
<b>Preservation Order or Temp PO</b>	

## NIAH Description of Structure

End-of-terrace three-bay two-storey house, built c.1840, with extensions to rear. Fronts directly onto street. Pitched slate roof with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Pebbledashed walls. Former 6/6 timber sash windows recently removed (retained on site) and replaced with new 2/2 double glazed windows with tooled stone sills. Segmental-headed door opening with timber battened door surmounted by fanlight and concrete step. Extension to rear with pitched roof and concrete block walls (now forms part of adjoining property). Outdoor toilet to yard with pitched slate roof, stone walls and timber battened door.

NIAH Appraisal: Though modest in design and small in stature, this house forms one of a group of similar structures. The house, like its neighbours, is enhanced by the retention of its timber sash windows and early materials, such as its slate roof. Along with its neighbours, this house forms an aesthetically pleasing group within the streetscape, facing onto the high stone walls which surround Birr Castle Demesne. Rosse Row forms part of a streetscape of a photograph taken by the 4th Earl of Rosse in the 1870's which is on display in the Historic Science Centre.

## Composition:

End-of-terrace three-bay two-storey house with extensions to rear. Fronts directly onto street.

## Roof:

Pitched slate roof with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Extension to rear with pitched roof. Outdoor toilet to yard with pitched slate roof.

## Walls:

Pebbledashed walls. Extension to rear with concrete block walls. Outdoor toilet to yard with stone walls.

**Openings:**

Former 6/6 timber sash windows recently removed (retained on site) and replaced with new 2/2 double glazed windows, tooled stone sills. Segmental-headed door opening with timber battened door surmounted by fanlight and concrete step. Outdoor toilet to yard with timber battened door.

**Interior:**

Simple rendered finishes with timber floorboards throughout. No shutters to windows. Simple boxed, steep internal stair splits at first floor level, turns to serve first bedroom with two sharp winders and continues straight with two steps to second bedroom. Two-over-two floor plans, kitchen and living room ground floor and two bedrooms first floor with large central chimney. Second chimney to gable wall with fireplace to living room.

**Furniture and Fittings:**

N/A

**Site:**

The three houses 1-3 have altered over time; no.1 initially was a four-bay structure with an additional room to left of entrance door which now forms part of no.2. This historical arrangement is visible in the rear boundary. To the rear a corrugated lean-to which overlapped into the rear façade of no.2 has been removed. A larger single-storey, pitched roof extension formerly belonged to no.1 and is now occupied by the adjoining property. Outdoor toilet to yard with pitched slate roof. Former back garden extended beyond toilet and extension with rear access by lane off The Green. This area is now occupied by the adjoining property.

**Mapping References:**

OSI 6" (c.1838) known then as Whites Row shows no.1 as L-shaped with extension to rear, long garden and small outdoor wc structure.

OSI Birr Town 1838-1896 Sheet XXXV.10\_7: Rosse Row - shows no.1 wider plot (four-bay) and possible step to front door, rear extension outline and additional small extension to northern bay, no rear wc or yard wall, garden extends to lane with rear wall and wide entry point/gate. Lane accessed off The Green. Adjacent property, small detached, national school built on street line, with structures to the rear and garden area, side access between school and no. 1 Rosse Row.

OSI 25" (c1910) Also shows no. 1 wider plot (four-bay) with rear extension, wc in yard with wall and garden beyond and access lane off The Green. Adjacent property shown as full extent of site on all sides from Rosse Row to rear lane.

OSI Current: The stepped arrangement of the rear is shown with lean-to (since removed), now overlapping into plan of no.2. garden terminates at yard wall, rear garden and extension now occupied by adjoining replacement, set-back property.

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

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**Special Remarks**

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**Any further documentation attached** Mapping and site photographs

**Inspector**

Rachel Mc Kenna

**Inspector Date**

Wednesday 19 April 2023

*Rachel Mc Kenna*