

Addendum to Agenda Item 7.1

1.0 Update

- 1.1 The Council received correspondence, via email, on 24th August 2026 (see Appendix 1) from Messrs. James and Philip Mooney (property owners). Their original correspondence to the Department for Communities (DfC): Historic Environment Division on this matter is also attached to the email (see Appendix 2).

2.0 Consideration

DfC Consultation letter to Council

- 2.1 DfC is the competent authority on matters relating to the listing of buildings in Northern Ireland. The Council is a consultee in the listing process and is asked for its views (only) on a proposal. The final decision on listing a property is a matter for DfC.
- 2.2 In its letter to the Council, dated 26th June 2026 (Appendix 1 of the Committee Report), DfC advises there is no right of appeal against listing. However, an owner or occupier can write to DfC or their local Council at any time, if they consider that the building is not of special architectural or historic interest sufficient to justify its listing.
- 2.3 However, where the owner, or council acting on their behalf, is indicating that it will be supportive of any opposition to the proposed listing, then any such view *must* be supported by factual evidence relating only to the special architectural or historic interest ascribed to the building in the list description. DfC may then reassess the building's merit in light of the information supplied.

Property Owners' E-mail to Council

- 2.4 In their email to the Council, dated 24th August 2026 (see Appendix 1) Messrs. Mooney set out their views as owners, for the Council's

consideration in its decision on whether to support or oppose the proposed listing.

- 2.5 Messrs. Mooney letter to DfC in response to the notification of the proposed listing is attached to their email (see Appendix 2). The correspondence details the numerous reasons why they disagree with DfC's evaluation of the property and sets out the evidence to support their opposition to the proposed listing. They have also requested a meeting with DfC prior to a final decision on the proposal. This process lies outside the remit of the Council.

3.0 Recommendation

- 3.1 It is recommended that the Planning Committee note this addendum and agree to either Option 1 or Option 2 as set out at Section 3.0 of the Committee Report and agree to the Head of Planning responding to DfC on behalf of the Council.

Appendices:

Appendix 1: Messrs. Mooney e-mail to Council.

Appendix 2: Messrs. Mooney objection letter to DfC.

Laura Crawford

From: Phil Mooney [REDACTED]
Sent: 24 August 2026 13:41
To: Planning
Cc: James Mooney
Subject: RE: Agivey House, 188 Bann Road, Aghadowey, Coleraine, Co. Londonderry, BT51 4BX – Advance Notice of Listing (Department for Communities Ref: HB03/03/001)
Attachments: Agivey House (August 2026).pdf

Dear Sir/Madam,

RE: Agivey House, 188 Bann Road, Aghadowey, Coleraine, Co. Londonderry, BT51 4BX – Advance Notice of Listing (Department for Communities Ref: HB03/03/001)

We are the owners of Agivey House. We understand the Department for Communities has asked the Council to respond to its advance notice of proposed listing for our property (Ref: HB03/03/001, letter dated 26 June 2026).

We are writing to set out our views as owners, for the Council's consideration alongside its response to the Department. We understand no final listing decision has yet been made, and we would ask that our comments be taken into account in that light.

We have written directly to the Department's Historic Environment Division (Sharleen Fleming) setting out a detailed objection to the proposed listing, including concerns about the accuracy and completeness of the draft consultation report. A copy of that letter is attached for your reference.

We would be grateful if you could confirm receipt of this letter, and let us know if the Council requires any further information from us.

Yours faithfully,
James and Philip Mooney
Agivey House, 188 Bann Road, Aghadowey, Coleraine, Co. Londonderry, BT51 4BX

Dear Ms Fleming,

RE: Advance Notice of Listing – Agivey House, 188 Bann Road, Aghadowey, Coleraine, Co. Londonderry, BT51 4BX (Ref: HB03/03/001)

Thank you for your letter of 26 June 2026. We write to formally object to the proposed listing of Agivey House and to ask that the Department reconsider its draft evaluation in light of the points below.

1. No interior inspection was carried out

The draft report states plainly that there was 'No interior access' and that the Department's understanding of the surviving internal fabric rests instead on 'internal photos from a recent brochure sourced by estate agent Savills'. A finding that internal features are 'notably intact' and that 'a significant proportion of historic fabric survives' cannot reasonably be made on the basis of secondhand marketing photography.

The report's Evaluation states that 'a significant proportion of historic fabric survives', referring explicitly to 'fireplaces' and 'a central staircase' – neither of which are original features of the house. All original fireplaces have been removed and the original staircase was also removed, each during extensive renovations in or around the 1950s. The conclusion in the following paragraph — that the house 'retains a high degree of original fabric' — is therefore misleading.

2. The building has been substantially altered over time

The opening assertion of the Historical Information section that 'Agivey House was built in around 1840' and that 'The house was extended in the late 19th century' is not properly reflective of the history of extensions to the house over the course of the 20th century.

The report's own historical account documents repeated and significant change to the fabric of the house:

- A further bay was added to the north-west at some point between 1886 and 1904;
- The present front porch was 'probably added' around the same time, i.e. it is not an original feature;
- A single-storey extension was added to the north-west corner between 1933 and 1973;
- The house was 'extensively renovated' in 2005.

The front porch referred to above was not added in the late 19th century as the report suggests, but instead was added during the mid-20th century renovations we referenced earlier above.

Further, the 'two-storey abutment to rear' that is noted in the report's opening paragraph and elsewhere described as 'a central entrance bay' is not an original feature of the house. That the report does not provide a consideration of this change to the fabric of the house – nor include reference to its dating in any of the Exterior Description, Historical Information, or Evaluation sections – is an oversight or omission.

Taken together, this is a building that has been added to and remodelled at least four times since its original construction. This sits uneasily with the evaluation's conclusion that the house 'retains its original form, scale and detailing' and is 'notably intact'. We would ask the Department to explain how the cumulative effect of these alterations was weighed in reaching that conclusion.

3. The Plan Form is altered and asymmetric

The Exterior Description is of: ‘A substantial four-bay two-storey mid-19th century Georgian style house set in mature landscaped demesne. Rectangular on plan with pedimented porch to the front, a two-storey abutment to rear and a small annexe extension to the west. [...] The house retains its original form, scale and detailing.’ Again, this description is at odds with the report’s own historical research: namely that ‘In its original form, the house was three bays wide’. The description should note the significance of the addition to the house of one entire bay – in other words, its extension by one third – in addition to the annexe extension, the rear abutment, and the front porch.

The Evaluation refers twice to Agivey House as ‘well-preserved’ and is explicit that this example of preservation relies upon the house’s ‘balanced proportions’ and ‘formal symmetry’ – in spite of the house being (on account of its extensions and alterations) asymmetric in plan, with the proportions and balance of the plan form evidently not preserved over time. The criterion D (Plan Form) should be assessed in light of the altered and asymmetric plan of the house.

4. The property was previously assessed and not listed

The report itself records ‘Survey 1: Not_Listed’. We would ask what has changed since that earlier assessment to justify a different outcome now, and that this be addressed explicitly in any final evaluation.

5. Rarity is not well supported

The report’s own evidence undermines rather than supports a rarity argument: it states that brick construction of this kind is ‘more common as a building material in this area than other rural areas in Ulster’, and cites a ‘notable earlier example’ of the same tradition at Landmore House (HB03/03/032). This does not point to the distinctiveness that criterion Z (Rarity) is meant to capture.

6. No architect is identified, and the setting/group value is explicitly excluded

The ‘Architects’ field in the report is left blank, so there is no basis to attribute the design to a notable hand in support of criterion A (Style) or related architectural interest criteria. Separately, the report confirms that the scheduled area covering the former plantation village of Agivey ‘does not incorporate Agivey House or its grounds’, which weighs against any claim of group or setting value under criterion J.

7. Unsupported historical information

The Historical Information section opens with the assertion that ‘Agivey House was built in around 1840’. The same section later states that ‘The present Agivey House was built after 1836 and before 1853’. We would ask the Department to explain how it has come to conclude the date of construction of the present house as ‘in around 1840’.

The Historical Information section of the report states that ‘James Curl, writing in 1986, described Agivey House as “a handsome late Georgian building of brick”’. This quotation is not accompanied by further comment or reflection. Elsewhere, the report qualifies any reference to the period as ‘Georgian-style’. The report’s own assessment of a house ‘built in around 1840’ is of a Victorian-era building and the unqualified inclusion of a description of the house as a ‘late Georgian building’ is misleading.

The same section includes reference to Henry Knox, ‘a Founding Father of the United States’, and ‘Knoxville, Tennessee [which] takes its name from Henry Knox’. This information is presented as relevant to Agivey House, on the grounds that a later ‘Nathaniel Alexander Knox was resident at Agivey House from at least 1836’ and ‘was related to Henry Knox’. Notwithstanding that Nathaniel Alexander Knox was born in 1837 – and that it is not certain that the present Agivey House was even built at that time – the historical report here presents as fact a connection between Agivey House and a Founding Father of the United States – a significant assertion and an attribution of historical import to the house – that is not well established. We would ask the Department to explain how this connection was made, and for their assessment of its relevance to the listing of this house as a historic building.

8. Request for further engagement before a final decision

Given the gaps above, we would welcome the opportunity for the Department to properly address the interior access issue and to explain how it has weighed points 5 and 6 before reaching a final view.

We understand that the Department has asked Causeway Coast and Glens Borough Council to respond, and we are also making our views known to the Council separately. We would be grateful for confirmation of receipt of this letter and for an indication of how our comments will be taken into account. We will also continue to review and reflect upon the materials already received, and may follow up with any further observations.

Yours sincerely,

James and Philip Mooney

Agivey House, 188 Bann Road, Aghadowey, Coleraine, Co. Londonderry, BT51 4BX