Ellie Jones

From: Tyler Fox
Sent: 06 February 2025 16:15
To: planning_admin
Subject: FW: Application Ref: P/2025/0036 - Pear Tree Cottage, 2 Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LA

Hi

Please can you upload this to the file.

Kind Regards
Tyler

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 05 February 2025 17:37
To: Tyler Fox <Tyler.Fox@wrexham.gov.uk>
Subject: Application Ref: P/2025/0036 - Pear Tree Cottage, 2 Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LA

FAO: Tyler Fox

Address: Pear Tree Cottage, 2 Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LA
Application Ref: P/2025/0036

Proposal: listed building consent for replacement of wooden windows and doors with UPVC.

Statutory Remit: Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society and a consultee on Listed Building Consent applications, as per the *Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

The building in question appears on historic mapping of the Wynnstay Estate from the C19 and is therefore likely associated with the original Estate and considered a curtilage listed structure. It also partly lies within the grade II registered parkland and is adjacent to several listed buildings. The heritage assessment doesn't provide the necessary details about the property and its historic interest or if the change of windows would affect that interest or the setting of the adjacent listed buildings.

Given the location and curtilage listed status, upvc windows are likely to be inappropriate for a building of this age and construction, in addition to being more unsustainable when compared to the manufacture of timber framed windows.

Unless additional justification is provided, HB&P recommend the application is amened to specify all replacements are with timber framed windows.

Regards

Ross Anthony

Case Work

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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the ***Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021***. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.