Ellie Jones

From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 18 March 2025 10:15
To: planning_comments
Subject: Pont Y Meibion Farm, Llanarmon Road, Tegeiriog, Llangollen

Follow Up Flag: Follow up
Flag Status: Completed

FAO: Sarah Hill

Your reference: P/2024/1681

Our reference: 202938

Pont Y Meibion Farm, Llanarmon Road, Tegeiriog, Llangollen

Dear Sarah,

Thank you for consulting the SPAB over the proposals to extend and undertake alterations to the grade II listed building. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

Hendre is described as a sub medieval structure with a inenteenth century exterior.

Firstly, we are very concerned about the level of detail on the existing and proposed elevation and the limited annotation to highlight and identify repairs and alterations. There are no references to specific repairs, materials, finish. In our view, the drawings also lack detail and quality to be expected in an application of this nature. This information presents a risk to the quality and execution of any consents which may be granted. Similarly, we do not believe that the HIA has been prepared per the Cadw guidance documents and does not fully demonstrate and understand

Farmhouse

We have no objection to replacing the modern upvc windows and doors with one of more appropriate designs as this could improve the character of the farmhouse. Unfortunately, we can not support the design of the proposed door as it is not suitable for this context. The design of the door should take precedent from the historic image included within the HIA, a vertical timber-boarded door with a shallow fanlight (divided by glazing bars) above. We also have concerns regarding the fenestration design proposed. While the design of the proposed windows appears to be based on the historic photograph, our primary concern is that the window apertures have been much altered resulting in windows of a percular proportions. It is also unclear if the applicant is proposing to adjust the window apertures to raise the window heads? are they proposing to

install bricks above the windows? This aspect of the application requires revisiting and refining. The proposals include no window details for the farmhouse which should be provided.

Similarly, the application proposed to reinstate two dormer window. Unfortunately, we have strong concerns regarding the proportions, scale, and general details shown in the 1:100 scale elevation. This proportion and lack of refinement in the design presents a risk of detrimental harm to the character of the farmhouse and must not be permitted in its current state. Should the applicant wish to install dormers in this location, the designs should be justified and be presented in a greater scale (1:5) and with the farmhouse in 1:50 scale to ensure that the detail is appropriate in this context.

The proposed elevations also include a new extension which wraps around the existing farmhouse. No floor plans are included. We can not support an extension of this scale in this location as it masks a large portion and extends beyond the front elevation of the principle elevation of the farmhouse. This will result in substantial harm to the character and setting of the farmhouse and farmstead.

The Barn

The lack of detail included within the drawings and HIA presents a real risk of harm in the proposed conversion of the barn. The very few photographs contained within the HIA demonstrate that the barn retains its early timber trusses and framing, as well as other details of architectural and historical interest. The existing and proposed drawings simply do not provide sufficient detail or information to enable us to assess the impact of the proposals. We wish to register an **objection** to this application.

In summary, we have strong concerns regarding the lack of detail and information included within this listed building consent application and the risks that the proposals present to the historic character and fabric of this site. While we are open to reviewing an application to undertake alterations to the farmhouse and the conversion to the barn, at present, we can not support this application and wish to register an **objection** to the proposals.

We trust our comments are helpful to you.

Kind regards,

Elgan

Elgan Jones

Casework Officer

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