Ellie Jones

From: Sharon Holman
Sent: 01 April 2025 12:35
To: planning_comments
Subject: FW: FAO Sharon Holman: Your ref: P/2025/0242: Pickhill Farm, Marchweil, Wrexham

Follow Up Flag: Follow up
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From: James Darwin <James@georgiangroup.org.uk>
Sent: 01 April 2025 09:46 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: FAO Sharon Holman: Your ref: P/2025/0242: Pickhill Farm, Marchweil, Wrexham

Dear Sharon Holman,

Thank you for informing the Georgian Group of a proposal to demolish the above grade II listed farmhouse, The Group wishes to register its objection to this proposal for the following reasons.

Pickhill farmhouse is a sixteenth century building which appears to have been altered and extended at various periods in its subsequent history. The Heritage Statement provided unfortunately makes no attempt to define the age of the later brick parts of the farmhouse, but these would appear to be likely to be of early nineteenth century date from the few photographs provided. The farmhouse has remained substantially unaltered since the 1970s but has recently been for sale on the open market. It is not entirely clear whether the applicant has recently purchased the property, represents the historic owners of the farm, or whether the applicant is a prospective purchaser wishing to maximize the value of the site.

The applicant proposes demolishing the listed building, and thus to justify their scheme they are required to demonstrate that they have met the tests set out in section 5.15 of TAN 24, which states that: -'An application for the demolition of a listed building should be made in exceptional circumstances and only as an option of last resort. Consent for demolition should not be given simply because redevelopment is economically more attractive than the repair and re-use of a historic building. The following factors need to be considered:

- The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.
- The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation.
- The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether there are substantial benefits for the community that would outweigh the loss resulting from demolition.'

The structural survey provided fails to convincingly demonstrate that the entire structure of the listed building is beyond economic repair. The Georgian Group must respectfully recommend that any structural survey submitted in support of demolition of a listed building must be prepared by a CARE accredited structural engineer with expertise in historic buildings. Any appointed specialist should investigate all options for repair first and supply costings for these various options, with works of demolition only considered as a 'last resort'.

The application also fails to clearly explain the significance of the grade II listed farmhouse, or that of the various elements of its multiphase fabric. It is not therefore possible to make a clear assessment of the potential impact of the loss of the entire building, or that of the potential loss of any of its various constituent parts. The applicant's Heritage Impact Statement has also not justified their claim that the farmhouse is 'no longer a good example of a c16th farmhouse' (Heritage Impact Statement). To provide an objective assessment of the significance of the existing buildings on the site a re-evaluation of the complex by CADW's listing team may be required.

Paragraph 6.1.12 of Planning Policy Wales, 'The demolition of any listed building should be considered as exceptional and require the strongest justification'. While this building is clearly in need of maintenance and repairs, we do not consider that these requirements have been demonstrated to date. We would strongly recommend that the applicant withdraws this application, if the applicant is unwilling to do so then listed building consent should be refused.

Yours Sincerely

James Darwin (Head of Casework)

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