

Ellie Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 01 August 2023 16:04
To: Sarah Brett
Subject: Re: P/2021/0731 - Gwydyr House, 7 Penyllan Street, Overton Wrexham

Dear Sarah

Thank you for the notice of new information.

We consider that this application needs the specialist input of a Conservation Officer. I understand Wrexham CBC have appointed a new Conservation Officer, but I am not sure when they start in their post. If this application is likely to be determined before the newly appointed Conservation Officer is in place, then the advice of a neighbouring authority Conservation Officer may need to be bought in to advise on the quality and content of the HIA and the submitted plans.

Both Kathryn Moore's comments dated 23rd August 2021 and the SPAB comments dated 3/8/21 do not seem to have been fully addressed by the new submissions which include some very poor internal photographs and no update to the main text of the original HIA. The original HIA particularly lacks a detailed room by room description of the current historic layout and fabric present and a detailed breakdown of all of the changes that are proposed in each room, together with an assessment of the significance of the proposed changes that will take place and suggested mitigation that will address any harmful changes. This should all be tabulated and presented as suggested in templates provided in the Cadw guidance on Heritage Impact Assessment in Wales (May 2017 pages 14,15). The precise treatment of existing wall surfaces and historic timber framed partitions is not mentioned in any detail and the timber framing visible in Photos E and F is not mentioned in the list of retained historic fabric, but should certainly be retained in its entirety.

Our original advice requiring a condition for a Level 3 historic building survey prior to any internal works commencing still stands and the appropriate condition wording and a specification for Level 3 survey has been forwarded. This survey must be completed by an archaeological contractor who is preferably a CIFA registered organisation.

Kind regards

Mark Walters

Mark Walters
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From: Sarah Brett <Sarah.Brett@wrexham.gov.uk>
Sent: 01 August 2023 14:45
To: Mark Walters <mark.walters@cpat.org.uk>
Subject: FW: P/2021/0731 - Gwydyr House, 7 Penyllan Street, Overton Wrexham

Dear Mark,

Further to your response in connection with the above, please find attached additional information in support of the application.

More details about the application can be found [here](#).

I'd be grateful to receive any additional comments you wish to make within 14 days of the date of this email.

Kind regards

Sarah

Sarah Brett BSc(Hons) MSc
Uwch Swyddog Cynllunio / Senior Planning Officer



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