Ellie Jones

From: Sharon Holman
Sent: 12 May 2025 09:26
To: planning_comments
Subject: FW: Brunett Farm, Tybroughton, Whitchurch

Follow Up Flag: Follow up
Flag Status: Completed

From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 06 May 2025 12:40 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Brunett Farm, Tybroughton, Whitchurch

Your reference: P/2025/0365

Our reference: 205610

Brunett Farm, Tybroughton, Whitchurch

Dear Sharon,

Thank you for consulting the SPAB over the proposals to form a new track alongside the grade II listed farmhouse. 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.

We are concerned that the assessment of the impact on the setting of the grade II listed building has not been undertaken in accordance with the Cadw guidance document 'Setting of Historic Assets in Wales' and that the Historic Impact Assessment has not fully assessed or provided a balanced assessment on the impact of the proposal to introduce a track to the northern side of the house. In assessing the impact on the setting, the context in which an asset is understood, experienced, and appreciated encompasses both present and past relationships with the landscapes. This includes physical elements, relationships with other historical or natural features and the assets wider visibility. Based on the information provided, we are concerned that the proposals will have a detrimental impact and significantly harm the setting of the grade II listed house, and the justification for the change has not been sufficiently demonstrated. The application has also failed to demonstrate any other measures or options considered across the wider site to mitigate against this impact on the listed building.

We wish to register an **objection** to this proposal based on the information provided.

Kind regards,

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

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