

P2021/0606

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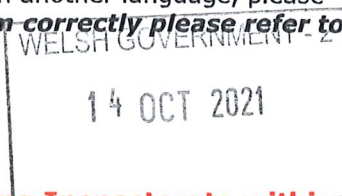
LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL

If you need this document in large print, on audio tape, in Braille or in another language, please contact our Helpline on 0303 444 5940. **To help you fill in this form correctly please refer to our Procedural guide for Wales.**

Please use a separate form for each appeal

WARNING:

Your appeal must reach The Planning Inspectorate within 6 months of the date of the Local Planning Authority's decision notice. (NOTE: If any of the "Essential supporting documents" listed in Section L are not received by us within the appeal period, the appeal will not be accepted)



PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. Appellant – The name of the person(s) making the appeal **must** appear as an applicant on the consent application form.

Name	Juliet Nicholson
Organisation Name (if applicable)	

B. Agent (if any) for the appeal

Name	
Organisation Name (if applicable)	
Reference	

C. Local planning authority (LPA)Name of the LPA **Wrexham Council**LPA's application reference number **LLR P/2021/0606**Listed Building Consent Form/
Conservation Area Consent Form

Dated

Date of LPA's Decision notice (if issued) **06/09/2021****D. Appeal site address**Address
Argoed Lodge
Gate Road
Froncysyllte
Langollen

Postcode LL20 7 RH

Are there any health and safety issues at, or near the site which the Inspector would need to take into account when visiting the site?

If yes, please explain in your statement of case (section H)*YES
*****NO****YES*****NO**

Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Is it essential for the Inspector to enter the site to check measurements or other relevant facts? * **If the answer is 'YES' please explain below****NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or relevant facts.**

E. Supporting Information

1.	If the building is listed, please indicate the grade of the building	Grade I	Grade II*	Grade II
2.	Has a grant been made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?		Yes	No
3.	Does the appeal relate to an application for Conservation Area Consent ?		✓	

F. Description of the development

Please enter details of the proposed development. This should normally be taken from the consent application form, but if the application was revised while it was with the local planning authority for consideration, you may enter a description of the revised scheme. Please enclose a copy of the LPA's agreement to the change.

Replacing rotted wooden windows. Argosy Lodge has been unoccupied for approximately 22 years. There is significant dry rot, woodworm and wet rot to the timber windows making them irreparable. Dry rot is in advanced stages in the lower ground window and further up the stair case. All the windows have been nailed or sealed shut. The mechanisms have either been removed or rotten and the windows cannot be opened which is a potential fire hazard. The windows are single glazed and do not provide insulation or soundproof. The upper sash windows present a danger of falling out as the window opening is 60cm from floor level. We have had the windows measured to specify replicate the shape, form and appearance of the original windows. Although on the new UPVC window the opening is concealed in the Georgian bar, the opening is now 160 cm from floor level for safety. The new windows ensure high / low solar noise reduction and dust reduction. Additionally, an added benefit is that the windows are fireproof, waterproof and low maintenance. We have looked at other properties in the Fensyville and note that all other properties have UPVC windows, so Argosy Lodge would not look out of place. Low maintenance, as we are in our 60's UPVC windows will require little maintenance. The front upper window would need scaffolding erected in Gate Road if maintenance was required every 2 - 3 years, with wood windows. The new windows would make the visual appearance of the house more pleasurable, than the fixings rotten windows in now for many years. The lower ground floor left window has already been replaced in an emergency repair. The original windows and lintel had significant dry rot, woodworm and wet rot, there was a significant risk of the whole window falling out. Over the years coach companies have been using the front of Argosy Lodge as a parking bay, for visitors from the Trevor basin. There are no plans for this to change in the future. With up to 2-3 coaches per day each staying for approximately 20-40 minutes UPVC windows will dramatically reduce the noise and fumes and pollution from entering the house. This room is used by our 6 months old grandson as his bedroom. As the windows are at the side and front of the house they have little impact of the view from the canal. We hope our proposals will enhance the area for many years to come. The last two photographs show the house how it was and to date with the new window in. There is very low impact visually in the two photographs.

F. Description of the development (continued)

Size of the whole appeal site (in hectares)	
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Area of floor space of proposed development (in square metres)	
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	Yes	No
Has the description of the works changed from that entered on the application form?		✓
Is flooding an issue?		✓
Is the appeal site within an Area of Outstanding Natural Beauty?	✓	
Does the site lie within a Conservation Area?	✓	
Does the site lie within a green belt/green wedge?		
Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?		✓

G. Reasons for the appeal

This appeal is against the decision of the LPA to:		☒
1.	Refuse listed building consent for the development described in section F	
	Refuse Conservation Area consent for the development described in section F	☒
2.	Grant listed building consent for the development subject to conditions to which you object.	
	Grant Conservation Area Consent for the development subject to conditions to which you object.	
3.	Refuse to vary a condition(s) in a previous grant of Conservation area consent	?
	Refuse to vary a condition(s) in a previous grant of listed building consent	
4.	Refuse to remove a condition(s) in a previous grant of listed building consent	
	Refuse to remove a condition(s) in a previous grant of conservation area consent	
OR		
5.	<i>The failure of the LPA to give its decision within the appropriate period (usually 8 weeks) on an application for listed building consent.</i>	
	<i>The failure of the LPA to give its decision within the appropriate period (usually 8 weeks) on an application for conservation area consent.</i>	

H. Full Statement of Case

This is your **only** opportunity to make your case in connection with the reason for the appeal. Therefore please provide your **FULL** statement of case. To do this, you need to go through the reasons for the decision (if provided), and explain why you disagree. Only the reasons within the LPA's decision and the reasons put forward by you at application stage should be included on your appeal form. You should not introduce any new reasons for the appeal. Please refer to our Procedural Guide for Wales for further information.

Please see attached documents.

I. Procedure (see guidance for further information)

Appeals dealt with under Part 4 of The Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017 can be considered on the basis of written representation, a hearing, an inquiry or combined proceedings. In accordance with the Town and Country Planning (Determination of Procedure) (Wales) Order 2017 the Planning Inspectorate must make a determination as to the procedure. Therefore we will take in to consideration your views below when determining the procedure. If insufficient reasons are given for a hearing or inquiry we may adopt the written representations procedure.

Please tick one box only

I consider the written representations procedure is appropriate.	☒
I do not consider that the written representations procedure is appropriate for the reasons given in the box below. I accept that it will be the Inspectorate's discretion as to whether a hearing, inquiry or combination will take place.	☐

If you feel that a hearing or inquiry is needed please provide your full reasons below, including the likely number of days you feel that the event will last and how many witnesses you intend to call.

J. Application for an award of costs (see guidance for further information)

	YES	NO
Do you intend to submit a costs application with this appeal? <i>If yes, it must be submitted below</i>	☐	☒

K. Appeal Site Ownership Details

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.

YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the procedure guidance leaflet if in doubt.

Please tick **ONE** box only

CERTIFICATE A (If you are the sole owner of the whole appeal site, certificate A will apply)



I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see the guidance leaflet for a definition) of any part of the land to which the appeal relates

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the guidance leaflet) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see the guidance leaflet for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's Name	Date the notice was served

Please supply owner's address(es) on personal details page

CERTIFICATES C and D



If you do not know who owns all or part of the appeal site, complete either Certificate **C** or Certificate **D** at Annex 1 of our guidance leaflet and attach it to the appeal form.

L. Essential supporting documents

The documents listed in 1–6 below, must be sent with your appeal form; 7-12 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it.

Please tick the boxes to show which documents you are enclosing.



1	A copy of the original listed building consent/conservation area consent application sent to the LPA	☒
2	A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's application form).	☒
3	A copy of the LPA's decision notice (if issued).	☒
4	A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded in blue.	☒
5	A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.	☒
6	A list (stating drawing numbers) and copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).	☐

Copies of the following must also be sent, if appropriate:



7	A copy of the design and Access Statement (if required).	☐
8	Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers below: <i>Pages 1-15</i>	☒
9	Any relevant correspondence with the LPA.	☐
10	If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the original permission with the condition attached	☐
11	If the appeal is against the LPA's failure to decide an application please supply a copy of the LPA's letter registering your application	☐

M. Other Appeals

If you sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

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