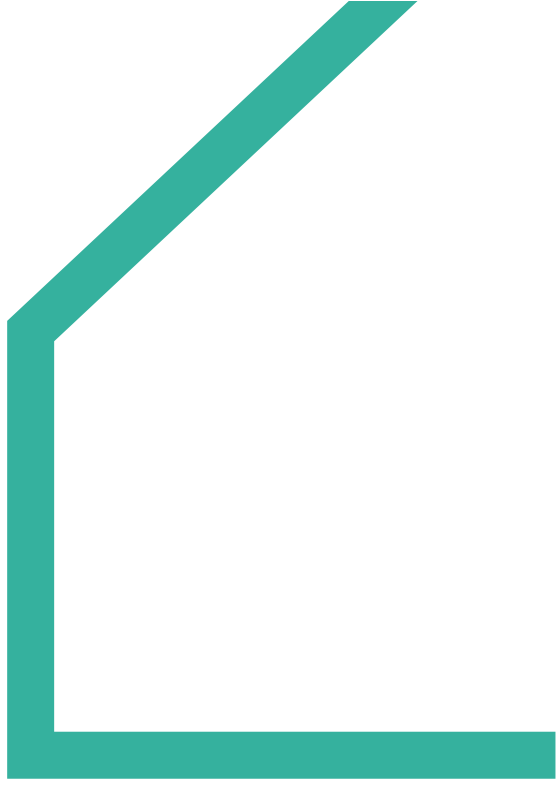




Planning Statement

BANK FARM, HIGHER LANES, HIGHER
WYCH, WHITCHURCH, SY13 3AX

May 2023



BERRYS

T: 01743 271697 | E: shrewsbury@berrys.uk.com | berrys.uk.com

APPLICANTS DETAILS

G & EA Mayer
The Willows
Coton
Whitchurch
Shropshire
SY13 3LT

ISSUED BY

Lindsey Sproule BA, MA
Senior Planning Consultant

APPROVED BY

Stuart Thomas
BSc (Hons) MA MRTPI
Head of Planning

PROJECT

‘Works to widen and increase the height of the lean-to to rear of farmhouse along with rebuilding and change of use of piggery building to provide ancillary residential accommodation including glazed recessed linkway and hard landscaping (Part Retrospective)’.

BERRYS

Beech House,
Anchorage Avenue,
Shrewsbury Business Park,
Shrewsbury, Shropshire,
SY2 6FG
berrys.uk.com

BERRYS

T: 01743 271697 | E: shrewsbury@berrys.uk.com | berrys.uk.com

Contents

1.	Introduction.....	1
2.	Site and Proposed Development.....	2
3.	Planning Policy Overview.....	6
4.	Policy Review and Additional Considerations	10
5.	Conclusion	20
	Appendix 1- Pre-Application Drawings and Pre-Application Advice from Wrexham Borough Council dated 03/02/23	22
	Appendix 2 – Further Pre-application drawings and Pre- Application advice received from Wrexham Borough Council dated 20/04/2023.....	23
	Appendix 3- PEN.....	24
	Appendix 4- LBEN.....	25

1. Introduction

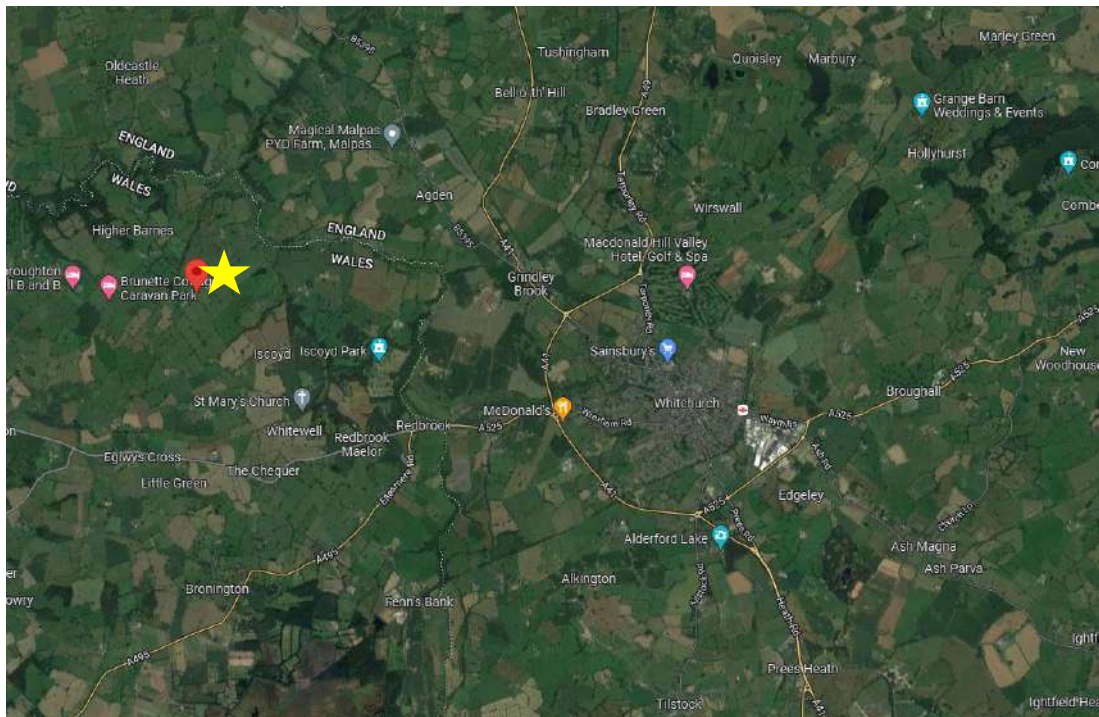
- 1.1 This planning statement has been prepared by Berrys on behalf of our client, G & EA Mayer for an application for alterations to Bank Farm Farmhouse and Piggery.
- 1.2 Bank Farm is owned by G & EA Mayer and is farmed as part of a larger family farming business. The farmhouse was left unoccupied for many years and needed renovation and modernisation. The applicant carried out building work to modernise the farmhouse and provide a family home. This involved extending the residential property incorporating part of a listed piggery barn. Unfortunately, this work was carried out without planning permission.
- 1.3 Wrexham County Borough Council issued a Planning Enforcement Notice (PEN) dated 20 June 2022 to take effect from 25 July 2022. This required remedial works to take place to demolish the extension and re-instate the property to a position prior to the works taking place. As the piggery barn and farmhouse are listed a Listed Building Enforcement Notice (LBEN) was also issued dated 20 June 2022 to take effect from 25 July 2022. This required further works to take place to the farmhouse and piggery.
- 1.4 This application seeks to maintain some of the improvement works carried out, to be sympathetic to the character of the original farmhouse and piggery.

2. Site and Proposed Development

The Site and its Environs

- 2.1 Higher Lanes Bank Farm is located to the northwest of the village of Iscoyd, approximately 3.5 miles to the northwest of Whitchurch. The farm falls within the County Borough of Wrexham. Please see Figure 1 below for an aerial image of the site;

Figure 1: Aerial Image- Higher Lanes Bank Farm



Source: Google Maps November 2022

- 2.2 The farm consists of a farmhouse, shippin & stables range, piggery, cart hovel, Ty Bach and a number of larger more modern agricultural buildings.
- 2.3 The farmhouse building is Listed Grade II as well as the associated Piggery and cart house. Full details of the listing can be seen in the Heritage Impact Assessment (HIA) submitted alongside this Planning Statement.
- 2.4 The site is not at risk of flooding as per Natural Resources Wales flood maps.
- 2.5 There are also no obvious designations according to the UDP proposals map.
- 2.6 The site is accessed from a B road (Higher Lanes) which runs from Higher Wych to Drury Lane and entry to the property can be gained from the west.

Development Principles

- 2.7 The intention of this application is to regularise some elements of the work already carried out and to detail further building work to address enforcement and subsequent case officer comments to reach an agreeable solution. Please refer to drawing 22-141A-Rev c which show the original property as it was before any alterations were undertaken, drawing 22-141c-Rev c which shows the alterations that had taken place before the LBEN and PEN were issued and also drawing 22-141b-Rev c which details the development that this application now seeks to gain planning permission and listed building consent for.

Consultation

- 2.8 Prior to the submission of this application a pre-application enquiry was submitted to Wrexham County Borough Council (Ref: ENQ/2022/0343) to establish the Conservation Officers thoughts on proposed amendments to the scheme. The drawings submitted along with the written comments received on 3rd February 2023 are attached in **Appendix 1**. Following these comments, amendments were made to the scheme and further pre-application advice was sought from Wrexham Borough Council. A written response was subsequently issued on 20th April 2023 and is contained in **Appendix 2** along with the submitted details. Following this some further revisions were made to the drawings and these are now as detailed on drawing 22-141b-Rev c submitted with this application.
- 2.9 It is understood that additional design detailing will be agreed during the determination process. A good degree of consultation has consequently taken place with the Council to allow a suitable scheme to be put forward for consideration.

Planning History

- 2.10 Planning was granted in 2011 for the Erection of hay/straw store building (P/2011/0707) which was a steel framed building located to the south of the site. Planning was also granted for an extension to an agricultural building in November 2021 (P/2021/0953). No other planning application records were evident for the site.

Proposed Development

- 2.11 The proposals include for the sympathetic extension to the rear of the listed farmhouse building and works to the listed piggery along with a glazed linkway to provide a link between the two buildings.
- 2.12 Some of the work has already been carried out by the applicant without the benefit of planning permission or Listed Building Consent. This application is therefore part retrospective. A PEN and LBEN were issued by Wrexham Council (dated 25th July 2022) in relation to the works that have been carried out at the property. These notices stated that the buildings need to be returned to their original state by 25th July 2024 and restorative works carried out. A copy of both the PEN and LBEN are contained in **Appendix 3** and **4** respectively.
- 2.13 The works carried out include rebuilding the piggery building to accommodate an open fronted double garage. The previous garage was not suitable to accommodate a modern-day car as it was not deep enough or high enough. Improvements were also made to provide shower and toilet facilities to service the farm and increase the size of the utility area. By widening the utility area this has allowed for additional space to accommodate a modern boiler to heat the property and subsequently help with issues around damp as the farmhouse had no central heating previously. The piggery provided the only suitable location on site to accommodate the new boiler. The glazed link is required to accommodate the pipes and heating equipment and as such includes a pitched roof detail. The roof also required work to save the heritage asset as the timbers were starting to deteriorate.
- 2.14 The farmhouse previously had an extension on the north elevation which provided an entrance way and toilet. There were however issues with the existing extension as it had a tin roof, and a single brick wall which was allowing water ingress through brickwork. There was also no damp-proof membrane (DPM). Improvements were therefore required to ensure this was habitable and did not deteriorate. The living facilities in the house were very poor and it had not been occupied since Mrs Mayer's parents moved out several years ago (due to the living conditions). As part of the works the extension was widened to house a kitchen which allowed the existing small kitchen to be turned into a lounge. The PEN which was issued by Wrexham Council (as per **Appendix 3**) requested that the cat slide roof was removed however in later pre-application advice correspondence with Wrexham Borough Council (See Appendix 2) it was advised that the CAT slide roof should in fact be retained given that a low profile roof, when detailed, resulted in awkward junctions. A window has been installed in the kitchen

extension on the rear elevation, this is to ensure that the property can benefit from natural light and allows for surveillance of the yard area. Some French style double doors have also been installed on the north elevation to ensure a good degree of natural light can enter the house and also to ensure improved access to the garden area.

- 2.15 The scheme has been revised to provide a subservient glazed link, so as to provide the linkage required for service connections but at the same time ensuring there is a clear demarcation between the original structures and the additions.
- 2.16 The farmhouse is a residential property however it had not been lived in for 2.5-3yrs due to the existing damp conditions and lack of suitable living space. The house had been left empty as it was not suitable for modern day living and was falling into disrepair. As such the extension works were required to ensure the future retention of this heritage asset. The farm is being run as a livestock farm (sheep/ cattle) and there is a requirement for someone to be in residence on the farm to monitor the livestock. Without the house being habitable it would not be possible to continue running the farm business and the heritage assets on the farmstead would be threatened as a result, in addition to the management of the farm.
- 2.17 The above improvements are required to secure the long-term future of the heritage assets on the farm and to ensure that the farm can continue to operate effectively.

3. Planning Policy Overview

Planning Policy Wales

- 3.1 Planning Policy Wales (PPW) (Edition 11- February 2021) sets out Welsh government planning policies and how these are to be applied. There is strong emphasis on sustainable development and the requirement for Local Authorities to consider social, economic, environmental and cultural benefits of proposals in the decision-making process.
- 3.2 The PPW identifies the National Sustainable Placemaking outcomes of which there are five. The most relevant outcome identified in relation to this application are 'Making best use of resources', this places priority on the use of previously developed land and existing buildings.
- 3.3 Sections of the PPW that are most relevant to this proposal include;
- Section 2 (People and Place)
 - Section 4 (Active and Social Places)
 - Section 6 (Distinctive and Natural Places)
- 3.4 Planning Policy Wales is supported by a number of technical advice notes which provide specific details on how policies contained in the PPW can be met. The Technical Advice Notes (TAN) applicable to this application are;
- TAN 12: Design (adopted March 2016)
 - TAN 24: The Historic Environment (Adopted May 2017)
- These can form material considerations in the determination of planning applications.
- 3.5 TAN 12 details the importance of good design and covers five aspects of good design, these include;
- Access,
 - Character,
 - Community Safety,
 - Environmental Sustainability and
 - Movement.

In relation to access, developments should be accessible to all. Developments are also required to *'sustain or enhance local character'*. It also details the importance of community safety and the need for natural surveillance. As climate change is high on government agenda it also points to the importance of reducing the environmental impact of a building such as the reduced need to demolish and rebuild as well as improving energy systems. And lastly it emphasises the importance of sustainable travel.

- 3.6 TAN 24 covers the Historic Environment and as such provides specific guidance on a number of historic environment aspects. It states that proposals involving Listed Buildings need to include a Heritage Impact Assessment to detail the significance of any assets and the impact of the changes proposed. Also, in relation to Listed buildings it recognises that;

'5.14 Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building.'

Local Planning Policy

- 3.7 Wrexham Unitary Development Plan (UDP) 1996-2011 was adopted by Wrexham Council in February 2005. This is the local plan for the Wrexham Borough and as such planning decisions will be made in accordance with this plan.
- 3.8 It should however be noted that the Wrexham UDP is considered out of date and time expired and as such the appeal decision APP/H6955/A/19/3237654 (January 2020) concluded that on this basis it *'attracts less than full weight'*. Notwithstanding this, the relevant policies contained in the UDP are presented below.
- 3.9 Policy PS2 (Strategic Policies- The Broad Location of Development) identifies that development should not materially affect the character of the landscape, open space and natural environment quality.
- 3.10 Policy GDP1 (General Development Principles) requires the scale, design, layout, materials and landscaping of the development need to reflect the character of the site and add to the appearance of the local area as well as considering siting and orientation to ensure conservation of energy and water resources is achieved. This policy also highlights that Welsh cultural identity needs to be safeguarded from harm and that security needs to be considered in the design and layout of the development.

- 3.11 Policy EC9 (Listed Buildings of Special Architectural or Historic Interest) sets out acceptable development parameters in relation to Listed Buildings or buildings of historic importance, it states that; *'Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures'*.
- 3.12 Policy H3 (Conversion of Buildings Outside Settlement Limits) details specific circumstances that would permit the change of use of a building to a residential use outside of the settlement boundary. It states; *'The change of use or conversion of a building to residential use outside settlement limits will only be permitted where: in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and any inherent characteristics of merit in the building are retained; and the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and the floor plan of the existing building is sufficient to create a habitable dwelling.'*
- 3.13 The UDP also contains a number of Local Planning Guidance Notes which provide more detail around the policies contained in the UDP. These guidance notes form material considerations in the determination of planning applications. The most relevant are detailed below.
- 3.14 Local Planning Guidance Note - LPGN3 (Converting Rural Buildings) details the approach the Council will take when considering applications for the conversion or change of use of rural buildings. This expands upon policies GDP1 and H3 (detailed above). It notes that the building being converted is required to retain its original character and to not represent a *'fundamentally new structure'*. In explaining this requirement, the LPGN details acceptable treatment of elements of the built form. It also states that garaging should be met within the original building and there should be avoidance of attachment of features that could affect the appearance of the building. Part 2 of the LPGN stipulates that within the supporting statement detail is required as to why the building is no longer or cannot be made suitable for an agricultural use. It also requests details regarding why other uses would not be practical.
- 3.15 LPGN13 (Housing in the Countryside) is applicable to conversion of rural buildings and house extensions. It expands upon policies PS2, GDP1 and H3

of the UDP. This states that extensions must be subsidiary to the original dwelling and will not result in an increase in floor area of more than one third of the original dwelling footprint. However, it does state that if proposals exceed the floor area criteria detailed above, it may still be considered appropriate where the extension is required to meet modern standards and where high design quality which respects the existing character could be achieved.

- 3.16 LPGN20 (House Extensions) details much the same requirements as LPGN13 above, it does however provide more detail. In relation to scale it states that roofs of extensions should match those of the existing and that a lower ridgeline would help an extension to be in keeping with the existing property. Other elements mainly relate to neighbouring properties and overlooking. As this property is well separated from neighbouring properties these elements are not considered relevant in this instance.

Material Policy Considerations

Emerging Local Plan

- 3.17 Wrexham Council were due to adopt the Wrexham Local Development Plan 2013-2028 however at a meeting in April 2023 Wrexham County Council refused to adopt the plan. As such, the Local Development Plan would not hold any weight in the determination of planning applications and is no longer a material consideration.

4. Policy Review and Additional Considerations

4.1 The main issues relating to the proposed development of the site are the following;

- Principle of Development
- Design
- Historic Environment
- Sustainability

These issues are considered in detail below.

Principle of Development

- 4.2 Planning and listed building consent is sought for the; *'Works to widen and increase the height of the lean-to to rear of farmhouse along with rebuilding and change of use of piggery building to provide ancillary residential accommodation including glazed recessed linkway and hard landscaping (Part Retrospective)'*.
- 4.3 As previously noted, the site is the subject of a PEN and LBEN and as such this application looks to regularise some of the development already undertaken and to also propose some alterations to ensure the scheme is more acceptable on both design and planning policy grounds.
- 4.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the adopted plan unless material considerations indicate otherwise.
- 4.5 The Wrexham UDP (1996-2011) adopted February 2005 is the adopted development plan and as such the proposals will be evaluated against the policies contained in this plan. It should however be noted that the policies contained in this plan are out of date and time expired and as such can only attract less than full weight. The site is not subject to any specific designations within the UDP proposals map and is not located within the development boundary, as such the site is considered to be located in open countryside.
- 4.6 The UDP contains a number of policies that place strict controls on development and change of use in the countryside and identifies circumstances where development is considered acceptable. These requirements are also expanded upon by supporting Local Planning Guidance

Notes which provide details on how specific policies can be met. These form material considerations.

- 4.7 Policy PS2 (Strategic Policies- The Broad Location of Development) identifies that development should not materially affect the character of the landscape, open space and natural environment quality. The proposals respect the local landscape character as the form, layout, scale and materials are in keeping with the existing built form.
- 4.8 The proposals put forward in this application relate to extensions, alterations and change of use and therefore when assessing the principle of development policies H3 as well as LGPN3 and LGPN13 are of relevance.
- 4.9 Policy H3 states that in order to change the use of agricultural buildings it is necessary to prove that buildings are no longer required for agricultural activities. The proposed development includes works to the piggery and extension to the existing farmhouse as they are not suitable for modern day farming. The piggery building is therefore not suitable for agricultural use and as such requires a change of use from agricultural use to residential use. The day-to-day operation of the farm is now accommodated in the larger more modern steel framed barn buildings on site and as such the listed piggery had become redundant and had not been in use for at least 50 years. As such it was starting to show signs of deterioration. It is therefore evident that the building is no longer required or suitable for agricultural purposes and that a use needed to be found for the building in order to secure its future. This building will provide facilities including washroom to assist in the operation of the farm. This scheme will therefore enable the Piggery building to be put to a beneficial use.
- 4.10 As the building sits within the curtilage of the farmhouse the most appropriate and potential only use of the building would be for residential purposes.
- 4.11 Policy H3 also requires that buildings should be; *'structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling'*. The Piggery was structurally sound and therefore could have been converted in its original state however the building was extended and altered to ensure it met with current Building Regulation requirements. This work was carried out in a sensitive manner so as not to detract from the overall listing. The proposals therefore accord with Policy H3.

- 4.12 As the development involves the extension and alteration of 2 No. buildings (namely the piggery and farmhouse) it is also important to consider restrictions on the size of extensions as set out in LPGN13 (Housing in the Countryside). This states that extensions should be subsidiary to the main dwelling and when taken as a whole will not be larger than one third of the size of the original footprint. The original footprint was 270m² and it is proposed to increase to 315m² (inc. glazed linkway). The proposed farmhouse extension is subsidiary to the main farmhouse dwelling as it provides an improved area for kitchen facilities and replaces a smaller previous extension. The piggery has also been extended and the roof height raised to achieve modern space standards providing ancillary residential accommodation. These extensions are therefore subsidiary to the main dwelling. The increase in footprint as a result of the extension work is also below the threshold indicated and on this basis the proposals accord with LPGN13.
- 4.13 LPGN3 (Converting Rural Buildings) also states that garaging should be met within the original building and there should be avoidance of attachment of features that could affect the appearance of the building. The piggery did originally include provision for garaging however amendments were required to the layout to accommodate modern day vehicles i.e., increasing the height of the roof, larger openings for access and increased floor area. The provision of a garage in this location should therefore be acceptable on this basis.
- 4.14 The works to the piggery do depart slightly from the guidance contained in LPGN3 (Conversion of Rural Buildings). However, these works were required to ensure the building could be brought back into a sustainable beneficial use which is considered a significant material planning consideration. TAN 24 notes that;

'5.14 Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building.'

As such this recognises that buildings do need to change over time.

- 4.15 It should also be noted that the farm is a livestock farm (sheep and cattle) and there is a requirement for someone to reside at the farm in order to monitor livestock, especially in lambing/ calving season. Without this the farm would be unable to continue its operations which would result in negative economic impacts locally. The improvements to the farmhouse

enable it to be occupied rather than the applicant having to travel to the site which is not sustainable in the long term.

- 4.16 The changes proposed to the piggery and farmhouse should therefore be supported in principle.

Design

- 4.17 When considering the design elements of the proposals a balance was required between creating useable functional space, securing the optimum viable use of a heritage asset and respecting the historic context of the site and surroundings. The details of the PEN and LBEN (appended in **Appendix 3 & 4**) were also considered.
- 4.18 Policy GDP1 (General Development Principles) requires that the scale, design, layout, materials and landscaping of the development need to reflect the character of the site and add to the appearance of the local area.
- 4.19 TAN 12 also details the importance of good design, it states that developments should be accessible to all and are required to *'sustain or enhance local character'*. The changes proposed although involving heightening and widening of Piggery building are not contrary to TAN 12 as the overall character of the site remains unchanged.
- 4.20 As well as considering design policy, advice was also sought from Richard Morris (Heritage Consultant).

The design considerations are addressed below;

Farmhouse Extension

- 4.21 The existing farmhouse extension was extended. This extension work has created a tighter building envelope and wall structure to ensure the building meets with today's building standards. This now houses the relocated kitchen. The original extension previously housed a toilet and entrance lobby (which was dead space) and provided no DPM or insulation meaning it was not suitable for modern living standards.
- 4.22 A cat slide roof is currently evident on the extension (see Drawing 22-141c) and it is proposed to retain this in line with the Pre-Application advice contained in Appendix 2. It was felt that a lower pitch roof would create awkward details. LPGN20 (House Extensions) states that an extension should

be subservient to the main property and therefore the development accords with this policy.

- 4.23 A window has also been installed on the rear elevation (see drawing 22-141c) to provide more natural light into the extension as well as providing improved natural surveillance at the property in line with the requirements of GDP1 and TAN 12. As well as this, French style double doors and 2 No. windows have been added to the north elevation to again allow for a good degree of natural light and natural surveillance as well as providing access to the garden area.
- 4.24 The extension is single storey and is of brick-built construction to match the materials already evident of the original farmhouse.

Piggery

- 4.25 The piggery required a redesign as the space was unused and needed to be returned to a beneficial sustainable use.
- 4.26 Two of the main drivers for the redesign were the requirement to house heating and communications equipment to serve the main farmhouse and also to create useable garaging space for modern day cars.
- 4.27 In order to achieve this ancillary residential use there was a requirement to increase the roof height of the building, extend the footprint to accommodate modern day cars and heating/ service equipment and create new openings for access, all in line with current Building Regulations requirements. The building remained single storey and height adjustments were kept to a minimum in line with the requirements of LGPN3 which states;

‘Rooflines should not be raised nor the roof pitch altered. In exceptional cases where such alterations are necessary, these must be kept to the minimum in order to ensure that the overall character of the building is not changed;’

- 4.28 LGPN3 also provides further detail on amendments to the walls of existing building and as such advises that existing openings are reused or where this cannot be achieved that openings should be kept to a minimum and be in proportion with the building. The garage openings are needed in order to ensure that this space can be put to a beneficial use. These openings have been kept to the minimum size to accommodate a modern-day vehicle.
- 4.29 The proposals also allow for the shower and toilet facilities in the Piggery to be accessed directly from the main residential dwelling in line with modern

day standards. The shower and toilet facilities are required for farm workers to clean and change facilitating the future agricultural use of the wider farmstead.

- 4.30 The listed farmhouse building although capable of accommodating residents had not been lived in for a period of 2.5-3yrs as it was discovered that there were issues around damp proofing, insulation, electrics, water ingress in the farmhouse extension and a limited heating system (a Rayburn heating only one radiator). The living space was also not suitable for modern living standards. The applicant therefore carried out building works including the widening and heightening of the piggery to allow for the siting of a new boiler and communication/CCTV equipment along with the new shower and toilet facilities.
- 4.31 A glazed link with pitched slate roof is to be provided between the farmhouse and piggery to allow for the services (hot water, heating pipes and electrical connections inc. broadband) to run overhead as they could not be accommodated below ground. As well as this, the link will also provide a distinction between the two buildings as highlighted in the submitted HIA. All of these works, as well as improving the sustainability of the property and living conditions for the inhabitants, will ensure that the designated heritage assets will be retained for future generations and the historic significance of the site has been respected (please see heritage section for further details).
- 4.32 The proposals put forward in this application are in keeping with the original appearance and form of the Piggery as the extension is brick built with timber windows and a slate roof. Alterations have been made historically to the building (as detailed in the submitted HIA) so the proposals reflect a natural progression in the building's history.
- 4.33 The changes to the Piggery barn will therefore not affect the setting of the listed buildings as demonstrated in the submitted HIA Report.
- 4.34 The designs put forward in this planning application carefully balance the requirements of protecting the heritage assets, respecting the character of the site and surroundings and securing the future of this heritage asset for future generations.

Historic Environment

- 4.35 As previously noted, Higher Lanes Bank Farm includes three Grade II listed building designations. These are the Farmhouse, Piggery and adjoining Shippon and Stable and the separate Ty Bach.

- 4.36 Due to the historic designations present on the site a Heritage Impact Assessment has been undertaken and submitted in support of this application. This assesses the impact of the proposals on the significance of the historic assets and their setting in line with the requirements of the PPW 6.1.13 which states;

PPW paragraph 6.1.13:

‘Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed’.

- 4.37 Policy EC9 of the UDP is therefore of particular relevance to this application, it states that alterations to buildings of historic significance or their curtilage must respect the setting and character. There has been careful consideration around the proposed alterations (as detailed in the design section) especially following the PEN and LBEN and subsequent pre-application correspondence. The proposals whilst offering more useable space and meeting modern space standards do still respect the setting and buildings as demonstrated in the submitted HIA.

- 4.38 It is recognised that sometimes alterations to Listed Buildings are necessary to accommodate new uses and that this can actually add to the character of a building. *TAN 24 states;*

‘5.14 Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building.’

- 4.39 It should also be noted that the PPW (11TH Edition) Paragraph 6.1.11 states; *“For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a buildings survival or provide it with a sound economic future’.* Of particular note are the references to securing a buildings survival and also providing a sound economic future. The proposed works allow for the Piggery building to

be saved as the building had been left unoccupied for agricultural activities for a number of decades. The proposed farmhouse extension and piggery alterations will also enable a worker to live in the farmhouse and to be present on the farm to oversee the running of the livestock herd. Therefore, if these buildings were not altered, in line with the proposals set out in this application, the listed buildings could be left to fall into disrepair which will threaten the long-term future of these heritage assets.

- 4.40 The HIA assesses the effect of the proposals on the heritage assets and in relation to the farmhouse extension concludes;

‘There will be a degree of impact on the lean-to portion of the farmhouse, though this was a later poor-quality addition probably of around 1900. There will clearly be a degree of change to this part of the farmhouse through its reconstruction and slight enlargement of its footprint, but the basic relationship with the farmhouse will be preserved and it will also result in the better use of this area – and in a building better needed to the needs of the farm. The new build will also be environmentally more efficient.

As it was not a primary element of the house and has been little used in recent years because of its poor design and thermal efficiency, the changes to it are considered to be proportionate in terms of its scale, massing and material palette and will not impact on the heritage value of the listed building; the original lean-to contributes little if anything to the significance of the listed building and could be said to detract from it.

The proposed improvements to the house through the rebuilding of the lean-to, coupled with the new link to facilities within the Piggery Range that are necessary to the running of a modern farm, will make the house more attractive and more likely to be lived in, and thus more likely to be well maintained – thus ensuring its long-term future.’(p18)

- 4.41 The HIA also recognises that the piggery building had been redundant for some time due to its space restrictions and also states that the layout of the enlarged piggery retains the angle of the other yard buildings which was seen as ‘one of the important elements in the development of its plan form’(p18).

- 4.42 In assessing the overall impact of the proposals on the character, setting or significance of the listed buildings the report concludes;

‘Overall, there will be an element in change as a result of these proposals, but such change is considered to equate to negligible harm to the character, setting or significance of the listed buildings. It is not considered that the elements that will be altered form part of the ‘special architectural or historic interest’ of the listed buildings’(p19)

4.43 This refers to negligible harm which by its very definition indicates that any harm caused to the historic asset is on the very lower end of the scale. Nevertheless, in policy terms this indicates that there is some degree of harm and as such in line with the requirements of *Cadw Conservation Principles for Sustainable Management of the Historic Environment in Wales Guidance* and TAN 24 it is necessary to weigh up the public benefits of the proposal against any harm. The public benefits of this scheme include improvements to the fabric of the property and heating system to reduce CO2 emissions, the sustainable reuse of the building for future generations, securing its optimum viable use and the economic benefits associated with retaining a livestock farm on the premises by offering modern day living accommodation to allow for the overseeing of operations on the farm.

4.44 The report also assesses the impact of the proposals on any adjacent heritage assets and concludes;

'Given the location within the relatively secluded setting of the farmhouse and its grounds and the fact that there are no other listed buildings close by, it is considered that there will be no 'harm' caused to the character, setting or significant of adjacent heritage assets, designated or undesignated.' (p19).

4.45 The HIA therefore confirms that although some alterations have been made to the property, this planning application seeks changes that respect the historic setting and characteristics of the property and therefore the proposals result in negligible harm to the listed buildings and no harm to the surrounding heritage assets. Therefore, the proposals should be considered acceptable.

Sustainability

4.46 The works proposed include the retrofitting of a modern heating system in the property along with improving the air tightness which will ensure the energy efficiency within the farmhouse and piggery are improved. This will lead to less CO2 emissions from the property and also lead to improved social conditions within the property.

4.47 The development will lead to improvements of the buildings allowing for continued residential use by future generations and as such it is considered that this development would lead to the optimum viable use of the heritage assets.

- 4.48 The PEN and LBEN require work that has already been undertaken to be returned to its original state however it is felt that this would lead to increased waste and CO² emissions and as such this application has been submitted in order to justify why some of the works already carried out should be acceptable and therefore retained.
- 4.49 The proposals will allow the farmhouse and piggery to be improved in line with building regulations requirements meaning that the applicants are able to reside in the property. This will reduce their need to travel to the site daily and therefore help to reduce vehicle emissions. The access arrangements on the site will remain unchanged. The proposals will also ensure that the economic future of the livestock farm is secured.
- 4.50 The proposed works are therefore sustainable and meet with the requirements of TAN12 (Design).

5. Conclusion

- 5.1 In conclusion, the alterations as proposed are necessary to bring the living accommodation up to an acceptable modern-day standard, leading to improved living conditions whilst at the same time respecting the built form, materials and impact on the surrounding landscape. Without these changes these historic buildings would have remained unused and redundant and would have continued to deteriorate.
- 5.2 The sensitive alterations as proposed will enable the beneficial use of the buildings and would not give rise to unacceptable impacts on the significance or setting of the historic assets. The HIA confirms there would be no harm caused to the character, setting or significance of adjacent heritage assets, designated or undesignated. Where the proposals are likely to result in negligible harm to the character, setting and significance of the listed buildings there are public benefits resulting from the scheme which would weigh heavily in the planning balance.
- 5.3 The works will therefore lead to the optimum viable use of the historic assets enabling preservation of listed buildings for future generations without harm to their historic significance.
- 5.4 The proposals will also result in reduced CO2 emissions from the property due to improvements in the building fabric as well as through the installation of a more modern-day heating system. It will also reduce the need for the applicants to travel to site on a daily basis to oversee farm operations further reducing the carbon footprint.
- 5.5 By carrying out the extension and alteration works to the Farmhouse and Piggery it will allow for the retention of farm business which will support the local economy.
- 5.6 The works undertaken therefore meet with the relevant planning policy requirements relating to house extensions, heritage and design and where there may be slight departures from policy there are material considerations that weigh heavily in the planning balance. These include returning the piggery building to a beneficial use resulting in the optimum viable use of the heritage asset, securing the sustainable reuse of the building for future generations and sustaining the overall livestock farming use on the farm to ensure its continued operation along with economic generation for the local economy.

- 5.7 The UDP is now time expired and out of date and although these policies have been assessed within this planning statement it should be noted that these policies can only attract limited weight which is a significant material consideration in the determination of this application. As such the development has also been assessed in line with more up to date national policies and guidance and is considered to be in accordance with them.
- 5.8 On the basis of the above it is considered that the proposals as put forward in this application should be considered acceptable and permission should be granted.

Appendix 1- Pre-Application Drawings and Pre-Application Advice from Wrexham Borough Council dated 03/02/23

LINDSEY SPROULLE
By email:
lindsey.sproulle@berrys.uk.com

ENQ/2022/0343
03 February 2023
Sharon Holman
01978 298779
sharon.holman@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**ALTERATIONS AND EXTENSIONS RELATING TO THE GRADE II LISTED
FARMHOUSE AND LISTED BARN
BANK FARM HIGHER LANES, HIGHER WYCH, WHITCHURCH.**

I refer to your planning enquiry dated 07/12/2022.

I can confirm that I have assessed the information submitted by you and that I have determined in accordance with the above detailed legislation that formal applications for both planning permission and Listed Building Consent (LBC) will be required.

Relevant Planning Policy and Guidance

The following planning policies and supplementary planning guidance are applicable:

- Wrexham Unitary Development Plan Policies GDP1, T8, EC6, EC9 and PS2;
- Local Planning Guidance Note No.13: Housing in the Countryside;
- Local Planning Guidance Note No.16: Parking;
- Local Planning Guidance Note No.20: House Extensions;
- Local Planning Guidance Note No.21: Space around Dwellings.

Case Officer Opinion

Recent works carried out without listed building consent have caused significant harm to both the evidential and architectural / aesthetic value of both listed buildings / groups (the Farm House and Multi- Purpose Range). I agree with the fundamental objections to these works which include the damage from the enlarged volume, higher roof and the changes to the abutment detail at either end of the old piggyery. In addition, there are more detailed elements that add to the harm, causing the new building to appear more as a domestic building than as an agricultural one. These are:

- The raised roof lights (i.e. not fitted flush with the slates);

- Raised roof vents (i.e. instead of slate vents, which have less visual impact);
- The modern hard mortar used;
- The choice of reclaimed brick - whilst the size and over colour is a fair match, the use of occasional white painted bricks does not follow the character of the original building or the rest of the farm yard;
- The use of bright white paint for joinery (instead of the dark green previously seen);
- The standard fascia boards (in lieu of exposed rafter ends which is normally a more traditional agricultural detail)
- The basic standard of the new joinery - in particular what looks like plastic beading (it was noted that these are on windows on the main house too)
- Exposed blockwork in the garage, which is highly visible.

With regards to the proposed scheme, the revised section of slate roof over the kitchen (to avoid the cat slide detail) would be around 16 degrees. A pitch this shallow would result in the need for additional waterproofing measures, potentially changing the eaves and verge details. This would be more out of character than the catslide.

The drawings do not indicate the lengths needed to restore the first floor eaves details (e.g. rafter ends) and damage done to the brick by plastering, fixing on the new structure etc.

By extending the new (garage) roof to meet the shippon, there would be a physical impact that would have not originally been the case - i.e. the shippon's roof would need to be disrupted where previously the roof was under the eaves of the higher and older building. I am not convinced that this would reduce the substantial harm caused by the works to separate the structures.

The changes proposed to the entrance area at the other end of the garage extension would give some visual separation between the new building and the house, but this is not enough of a positive change to outweigh the other harmful elements left unaddressed.

Finally, the proposed scheme does not consider any of the impacts from the materials or details, including those bullet pointed above.

Whilst the list of issues is extensive and I am not satisfied with the proposed alterations / mitigation scheme, I do believe a compromise of some sort may be in the best interest of the building. However the improvements would need to be substantial and well justified (for instance with evidence provided in a heritage impact assessment by an independent heritage consultant). Should applications be submitted for approval of this current proposal, I would not be in a position to support the scheme due to the above mentioned concerns.

Planning Process

Although I have advised you that I would not support your proposal, this does not preclude you from submitting a formal planning application. In the likely event that planning permission is subsequently refused, you will have the right to lodge a formal Appeal to the Planning Inspectorate against that decision.

You will be provided with further advice on how to do this at that later stage in the planning process.

Validation Requirements

Should you choose to apply, applications must be accompanied by the following information in order to be validated:

Planning Permission

- Completed Full application forms for the change of use of the land and extensions to dwelling;
- Site location plan with the land subject to the application (lawful residential curtilage and land upon which the new development sits) edged red, and all other associated land in the applicants control outlined in blue 1:1250 / 1:2500 scale;
- Detailed existing and proposed site / block plans showing the extensions, remaining garden, bin storage, access and parking areas etc. 1:200 / 1:500 scale;
- Existing and proposed floor and elevation plans 1:100 / 200 scale;
- Planning application fee – currently £460.

LBC

- Completed LBC application forms;
- Site location plan – as above
- Detailed existing and proposed site / block plans – as above;
- Existing and proposed floor and elevation plans 1:100 / 200 scale;
- Heritage Impact Assessment (HIA).

Please note that the above advice has been based upon the details submitted, if any details have been altered, left out or are inaccurate then it may affect the validity of this response.

If you have any queries or require any further assistance, please do not hesitate to contact the office at the above address or telephone number.

Yours faithfully,



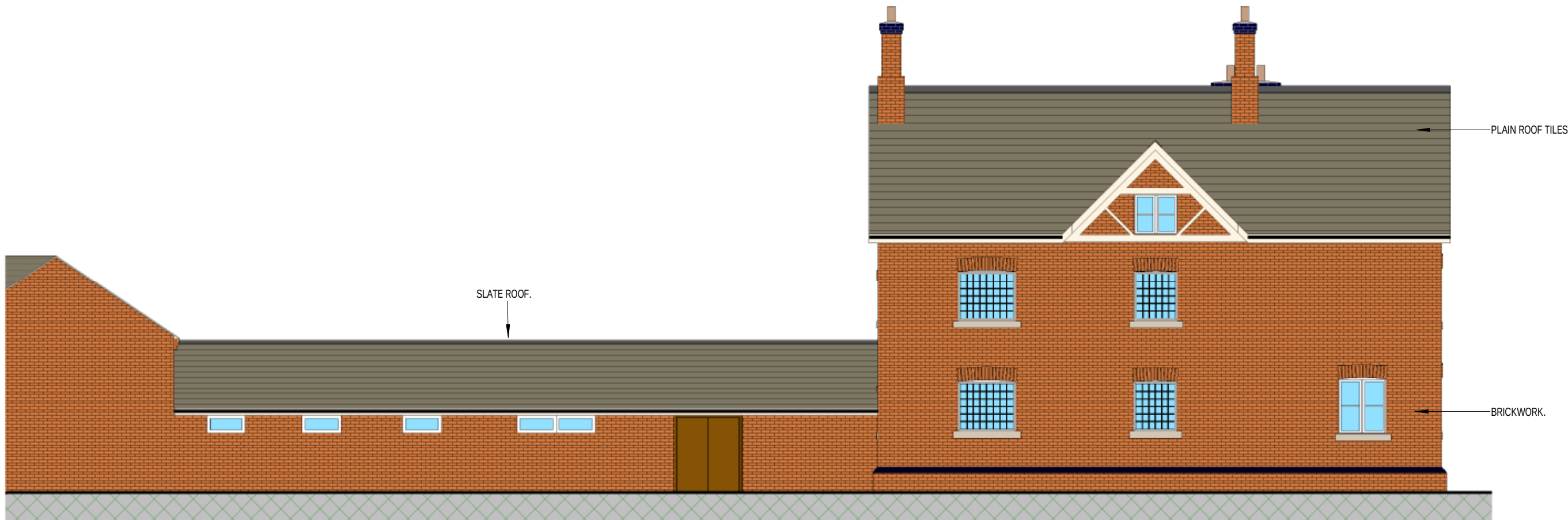
David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning



REAR ELEVATION.



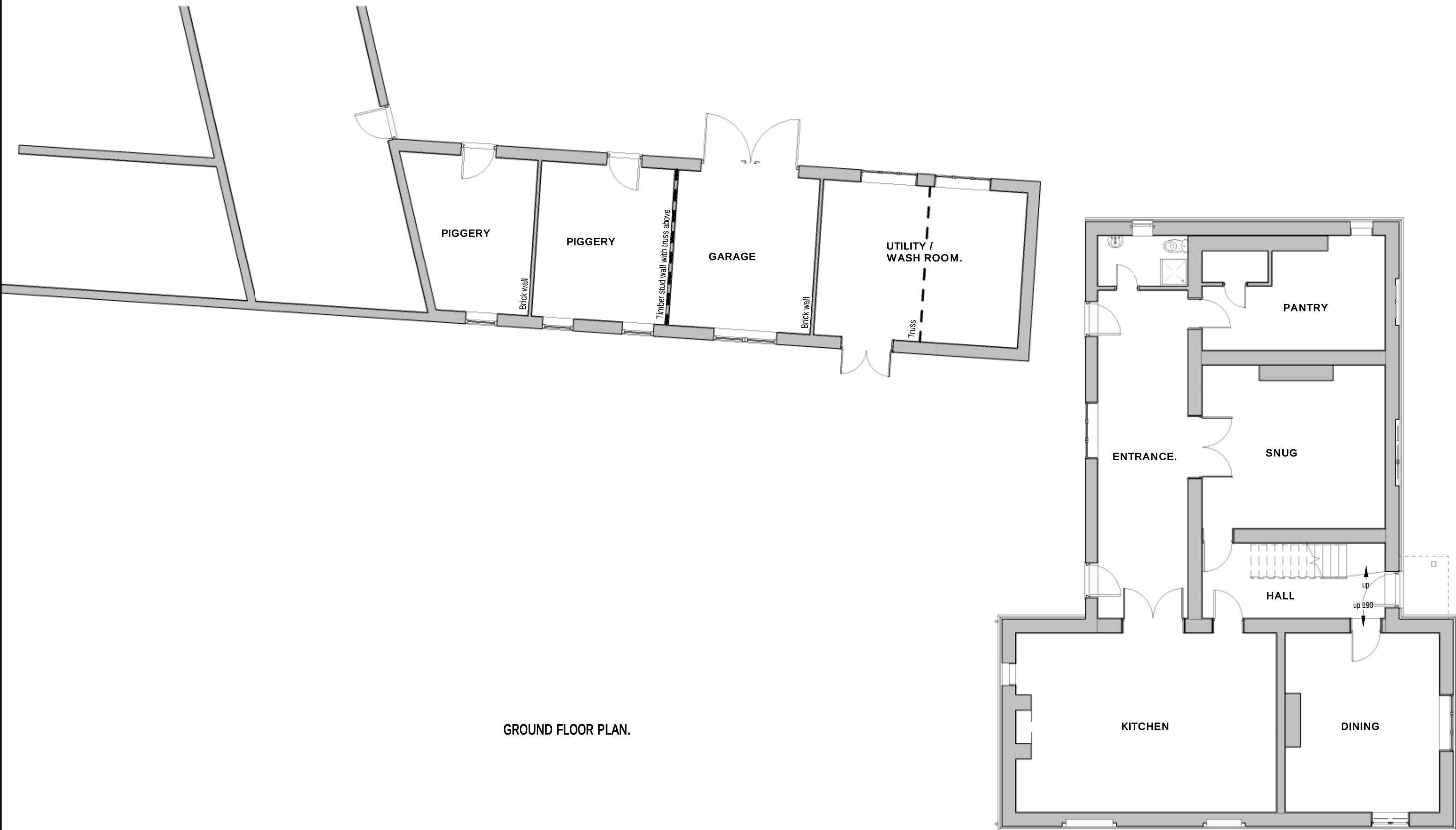
NORTH ELEVATION.



FRONT ELEVATION.



SOUTH ELEVATION.



GROUND FLOOR PLAN.

GARY CHESTERS BS: MRICS
CHARTERED BUILDING SURVEYOR
 RICS
email nook-lane@hotmail.co.uk
tel 07817 148692
web garychesters.co.uk

**PLANNING
ARCHITECTURAL
PARTY WALL SURVEYOR**

DRAWING STATUS	DRAFT DRAWING JULY 2022	
CDM 2015	CDM 2015 project assessed as DOMESTIC TYPE - Gary Chesters - appointment restricted to obtaining building regulation approval only - no involvement after this stage. See Designers Risk Assessment for further details.	
PROJECT	EXTENSION & ALTERATION WORKS	
ADDRESS	BANK FARM, HIGHER LANES, ISCOYD, WHITCHURCH, SHROPSHIRE, SY13 3AX.	
CLIENT	Mr & Mrs MAYER	
SCALE (@ A1)	DATE	JULY 2022

GARY CHESTERS APPOINTMENT IS RESTRICTED TO TERMS AS SET OUT IN LETTER OF ENGAGEMENT AND UNLESS AGREED OTHERWISE HAS NO SITE ROLE.

COPYRIGHT OF THIS DRAWING IS HELD BY GARY CHESTERS AND IT MAY ONLY BE COPIED BY CLIENT FOR HIS/HER SOLE USE IN CONNECTION WITH THIS PROJECT. OTHER COPIES OR USAGES MUST NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF GARY CHESTERS.

ANY REFERENCE TO CLIENT MEANS **Mr & Mrs MAYER**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DO NOT SCALE OFF THIS DRAWING. ANY ERRORS OR DISCREPANCIES FOUND MUST BE REPORTED TO GARY CHESTERS FOR CLARIFICATION AND/OR CORRECTION.

Rev	Description	Date

DRAWING NUMBER	22-141b	REV
----------------	---------	-----



REAR ELEVATION.



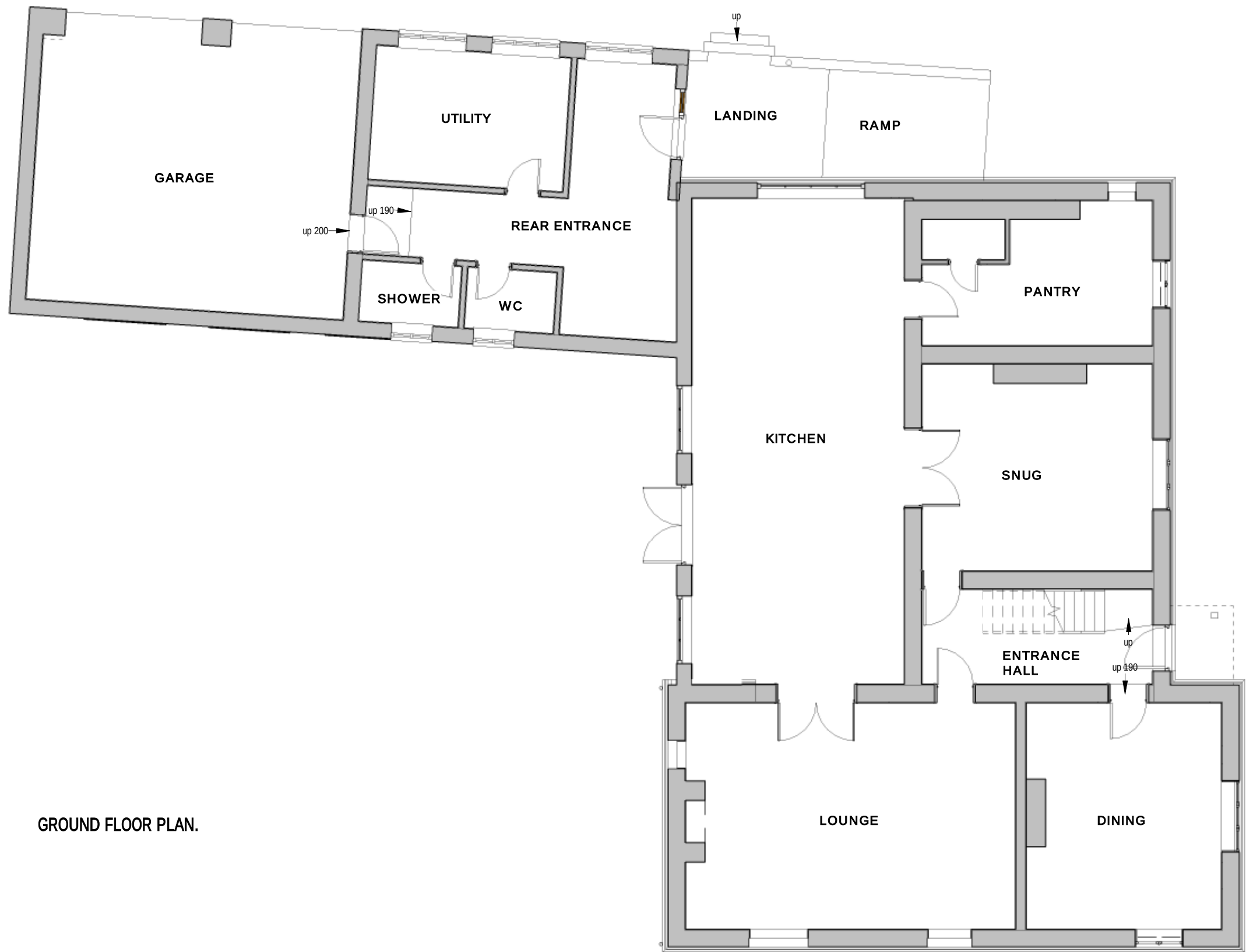
NORTH ELEVATION.



FRONT ELEVATION.



SOUTH ELEVATION.



GROUND FLOOR PLAN.



GARY CHESTERS BS: MRICS

CHARTERED BUILDING SURVEYOR



email nook-lane@hotmail.co.uk

tel 07817 148692

web garychesters.co.uk

**PLANNING
ARCHITECTURAL
PARTY WALL SURVEYOR**

DRAWING STATUS DRAFT DRAWING JULY 2022

CDM 2015 CDM 2015 project assessed as DOMESTIC TYPE. Gary Chesters - appointment restricted to obtaining building regulation approval only - no involvement after this stage. See Designers Risk Assessment for further details.

PROJECT EXTENSION & ALTERATION WORKS

ADDRESS BANK FARM, HIGHER LANES, ISCOYD, WHITCHURCH, SHROPSHIRE, SY13 3AX.

CLIENT Mr & Mrs MAYER

SCALE (@ A1) 1:100 **DATE** JULY 2022

GARY CHESTERS APPOINTMENT IS RESTRICTED TO TERMS AS SET OUT IN LETTER OF ENGAGEMENT AND UNLESS AGREED OTHERWISE HAS NO SITE ROLE.

COPYRIGHT OF THIS DRAWING IS HELD BY GARY CHESTERS AND IT MAY ONLY BE COPIED BY CLIENT FOR HIS/HER SOLE USE IN CONNECTION WITH THIS PROJECT. OTHER COPIES OR USAGES MUST NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF GARY CHESTERS.

ANY REFERENCE TO CLIENT MEANS **Mr & Mrs MAYER**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DO NOT SCALE OFF THIS DRAWING. ANY ERRORS OR DISCREPANCIES FOUND MUST BE REPORTED TO GARY CHESTERS FOR CLARIFICATION AND/OR CORRECTION.

Rev	Description	Date

DRAWING NUMBER 22-141c **REV**



REAR ELEVATION.



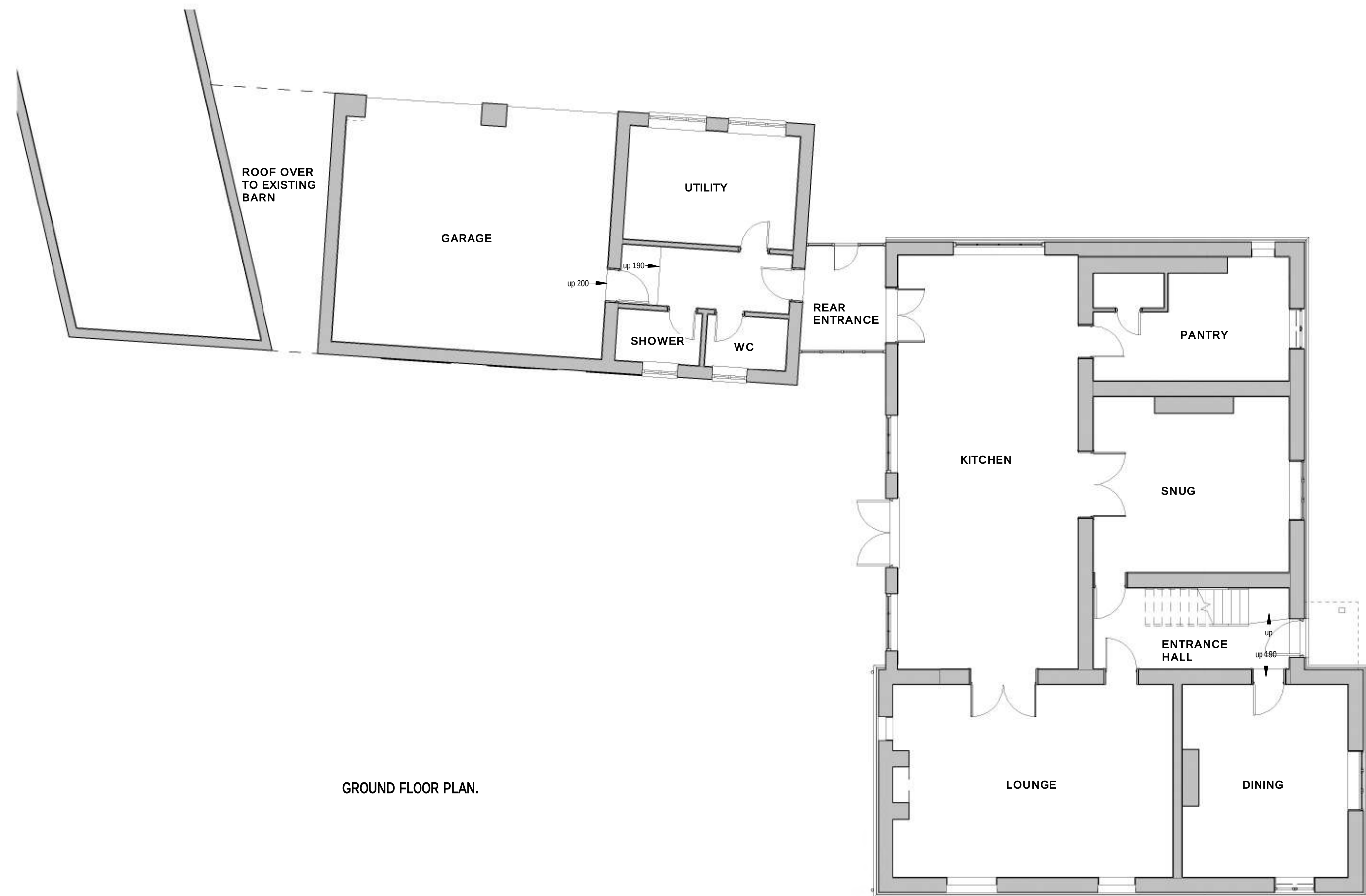
NORTH ELEVATION.



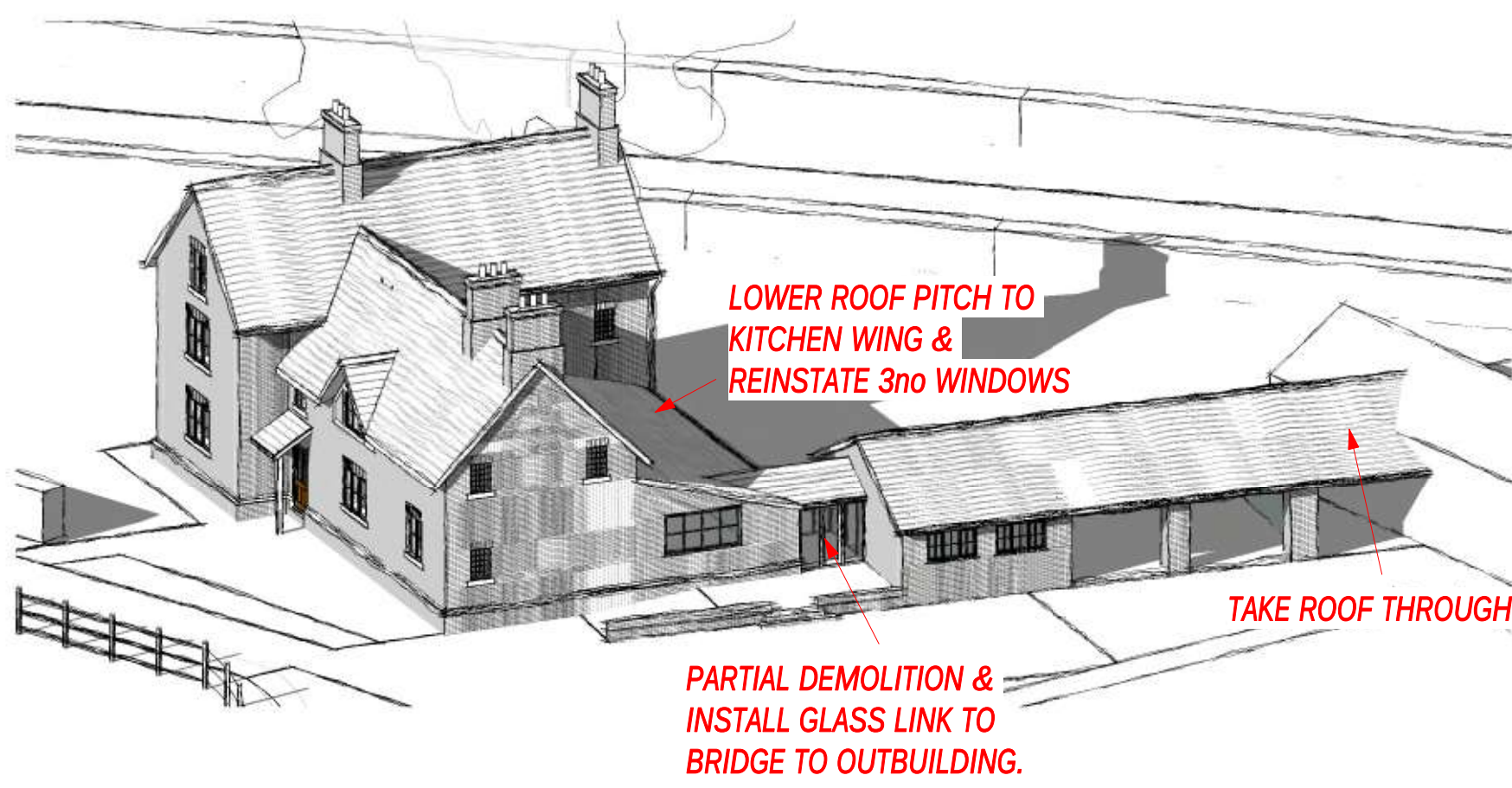
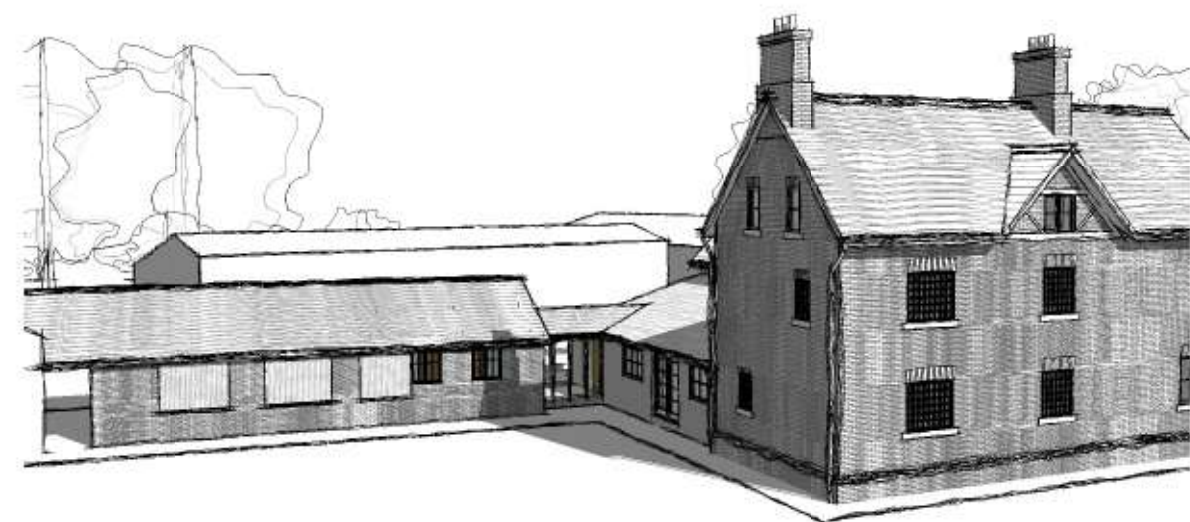
FRONT ELEVATION.



SOUTH ELEVATION.



GROUND FLOOR PLAN.



GARY CHESTERS BS: MRICS
CHARTERED BUILDING SURVEYOR
RICS
email nook-lane@hotmail.co.uk
tel 07817 148692
web garychesters.co.uk

**PLANNING
ARCHITECTURAL
PARTY WALL SURVEYOR**

DRAWING STATUS DRAFT DRAWING NOVEMBER 2022

CDM 2015

PROJECT
EXTENSION & ALTERATION WORKS

ADDRESS
BANK FARM, HIGHER LANES, ISCOYD,
WHITCHURCH, SHROPSHIRE, SY13 3AX.

CLIENT
Mr & Mrs MAYER

SCALE (@ A1)
1:100

DATE
JULY 2022

GARY CHESTERS APPOINTMENT IS RESTRICTED TO TERMS AS SET OUT IN LETTER OF
ENGAGEMENT AND UNLESS AGREED OTHERWISE HAS NO SITE ROLE.

COPYRIGHT OF THIS DRAWING IS HELD BY GARY CHESTERS AND IT MAY ONLY BE COPIED
BY CLIENT FOR HIS/HER SOLE USE IN CONNECTION WITH THIS PROJECT. OTHER COPIES
OR USAGES MUST NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF GARY CHESTERS.

ANY REFERENCE TO CLIENT MEANS **Mr & Mrs MAYER**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

DO NOT SCALE OFF THIS DRAWING. ANY ERRORS OR DISCREPANCIES FOUND MUST BE
REPORTED TO GARY CHESTERS FOR CLARIFICATION AND/OR CORRECTION.

Rev	Description	Date

DRAWING NUMBER
22-141x

REV

Appendix 2 – Further Pre-application drawings and Pre-Application advice received from Wrexham Borough Council dated 20/04/2023

Lindsey Sproule

From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 20 April 2023 11:54
To: Lindsey Sproule
Cc: Mandy Seedhouse
Subject: ENQ/2022/0343- ALTERATIONS AND EXTENSIONS RELATING TO THE GRADE II LISTED FARMHOUSE AND LISTED BARN [Filed 20 Apr 2023 13:30]

Categories: Filed by Mail Manager

Dear Lindsey,

Thank you for your patience in awaiting my response. Whilst this remains a difficult case, as there are unsatisfactory elements in the scheme remaining, there are a good number of improvements. I have copied the text dialogue below and added further responses in green:

1. The raised roof lights (i.e. not fitted flush with the slates); **conservation type rooflights are now shown on the drawing.** Agreed - details will be needed but this can be sorted in due course.
2. Raised roof vents (i.e. instead of slate vents, which have less visual impact); **Drawing note added.** Agreed - details will be needed but this can be sorted in due course.
3. The modern hard mortar used; **The modern mortar can be raked out and replaced with lime mortar see note on drawing. That said the lower brickwork of the piggery wing has been retained, and this is of modern cement mortar.** Agreed - we will need to agree mixes etc (what is proposed is not likely to be appropriate)- whilst there might have been hard mortar pre-existing I suggest that this should be included for replacement to help offset the heritage impact of other works
4. The choice of reclaimed brick - whilst the size and over colour is a fair match, the use of occasional white painted bricks does not follow the character of the original building or the rest of the farm yard; **bricks have been salvaged from the walls which have been demolished and some of the internal walls had a lime-finish. These bricks will be cleaned off.** Agreed
5. The use of bright white paint for joinery (instead of the dark green previously seen); **Looking at the old photos, the main house had white painted windows, the piggery had white painted windows with the green painted doors and timber cladding. We have followed this theme through, but an alternative colour palette can be agreed if required.** Agreed - final colours and paint types can be sorted later
6. The standard fascia boards (in lieu of exposed rafter ends which is normally a more traditional agricultural detail). **Rafter ends can be added as part of the re-roofing to the kitchen catslide roof. Piggery: fascia can be removed and rafter feet left, and the main house north elevation roof eaves line - rafter spars to be added to provide exposed rafter ends. Would prefer a fascia finish to the face of the rafter ends so the cast iron gutters have a good fixing.** No, this remains important and it is easy to fix gutters on rafter feet
7. The basic standard of the new joinery - in particular what looks like plastic beading (it was noted that these are on windows on the main house too). **Plastic beading to be removed and replaced with timber.** It is a start, but the windows remain of a basic construction, which would not have been approved if submitted prior to construction.
8. Exposed blockwork in the garage, which is highly visible. **Happy to have garage doors, which would mean no blockwork visible – would that answer your concerns here? If an alternative method is preferred, please confirm.** Agreed - details will be needed but this can be sorted in due course.

- 1) With regards to the proposed scheme, the revised section of slate roof over the kitchen (to avoid the cat slide detail) would be around 16 degrees. A pitch this shallow would result in the need for additional waterproofing measures, potentially changing the eaves and verge details. This would be more out of character than the catslide. **The proposed roof system is Permavent Easy Slate 600, which is designed for slates at a low pitch – please see the details attached.** I am of the opinion that this remains unsatisfactory and worse than the catslide. In my opinion the roof should remain, but only if adequate other concessions are made. I respect this opinion differs from that of the previous conservation officer, therefore it may be wise to seek Cadw's opinion. The lowered roof pitch really does not work with the window as shown either visually, structurally or logistically (in terms of roof depths with modern insulation).
- 2) The drawings do not indicate the lengths needed to restore the first floor eaves details (e.g. rafter ends) and damage done to the brick by plastering, fixing on the new structure etc. **This section of wall has not been plastered; it is the original brickwork.** Understood, but I still suspect that it could not realistically be put back exactly as was.
- 3) By extending the new (garage) roof to meet the shippen, there would be a physical impact that would have not originally been the case - i.e. the shippen's roof would need to be disrupted where previously the roof was under the eaves of the higher and older building. I am not convinced that this would reduce the substantial harm caused by the works to separate the structures. **Having taken advice from our client's Heritage consultant, it is proposed to address this concern by connecting the two barns using open rafters and purlins, at a lesser height, with a view to re-establishing the connection, whilst minimising the degree of impact on the Shippen barn, and allowing the alterations to be 'read' more clearly.** I am not sure really this achieves a great deal and the connection detail to the roof of the shipping would be very awkward and potentially leave it vulnerable. I would advise against this detail and put efforts into improving details (e.g. windows and eaves etc) elsewhere.

With regards to the connection link - the doors etc are suitably simple (subject to detail) but the roof connection is very awkward with the low pitch roof. If the low pitched roof is agreed, a flat roof detail (e.g. with a lead covering) would need to be agreed. I suggest this area is drawn / modelled in more detail.

I would be happy to consider any additional information and provide you with further comments.

Kind regards,
Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Economi a Chynllunio / Economy and Planning



- 01978 298779
- Neuadd y Dref, Wrexham, LL11 1AY
- Guildhall, Wrexham, LL11 1AY
- wrexam.gov.uk wrexham.gov.uk
- twitter.com/cbswrexam twitter.com/wrexhamcbc
- facebook.com/cyngorwrexam facebook.com/wrexhamcouncil

I wneud taliad ar gyfer Gwasanaeth Cynllunio os gwelwch yn dda cliciwch ar y ddolen isod: -
www.wrexam.gov.uk/ffioeddcynllunio

To make a payment for a Planning Service please click on the link below:-
www.wrexham.gov.uk/planningfees

From: Lindsey Sproule <lindsey.sproule@berrys.uk.com>
Sent: 20 March 2023 02:57 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Mandy Seedhouse <mandy.seedhouse@berrys.uk.com>
Subject: ENQ/2022/0343- ALTERATIONS AND EXTENSIONS RELATING TO THE GRADE II LISTED FARMHOUSE AND LISTED BARN

Dear Sharon,

I am contacting you following receipt of the above pre-application advice response. We are grateful for your comments and have been working up a set of revisions to the scheme to reflect the points raised.

I attach plans which have been amended to address your concerns- please see attached (Drawing Ref: 22-141 Option 2 Rev A).

We have reviewed your comments and provide the following commentary below;

1. The raised roof lights (i.e. not fitted flush with the slates); **conservation type rooflights are now shown on the drawing**
2. Raised roof vents (i.e. instead of slate vents, which have less visual impact); **Drawing note added.**
3. The modern hard mortar used; **The modern mortar can be raked out and replaced with lime mortar see note on drawing. That said the lower brickwork of the piggery wing has been retained, and this is of modern cement mortar.**
4. The choice of reclaimed brick - whilst the size and over colour is a fair match, the use of occasional white painted bricks does not follow the character of the original building or the rest of the farm yard; **bricks have been salvaged from the walls which have been demolished and some of the internal walls had a lime-finish. These bricks will be cleaned off.**
5. The use of bright white paint for joinery (instead of the dark green previously seen); **Looking at the old photos, the main house had white painted windows, the piggery had white painted windows with the green painted doors and timber cladding. We have followed this theme through, but an alternative colour palette can be agreed if required.**
6. The standard fascia boards (in lieu of exposed rafter ends which is normally a more traditional agricultural detail). **Rafter ends can be added as part of the re-roofing to the kitchen catslide roof. Piggery: fascia can be removed and rafter feet left, and the main house north elevation roof eaves line - rafter spars to be added to provide exposed rafter ends. Would prefer a fascia finish to the face of the rafter ends so the cast iron gutters have a good fixing.**
7. The basic standard of the new joinery - in particular what looks like plastic beading (it was noted that these are on windows on the main house too). **Plastic beading to be removed and replaced with timber.**
8. Exposed blockwork in the garage, which is highly visible. **Happy to have garage doors, which would mean no blockwork visible – would that answer your concerns here? If an alternative method is preferred, please confirm.**

- 1) With regards to the proposed scheme, the revised section of slate roof

over the kitchen (to avoid the cat slide detail) would be around 16 degrees. A pitch this shallow would result in the need for additional waterproofing measures, potentially changing the eaves and verge details. This would be more out of character than the catslide. **The proposed roof system is Permavent Easy Slate 600, which is designed for slates at a low pitch – please see the details attached.**

2) The drawings do not indicate the lengths needed to restore the first floor eaves details (e.g. rafter ends) and damage done to the brick by plastering, fixing on the new structure etc. **This section of wall has not been plastered; it is the original brickwork.**

3) By extending the new (garage) roof to meet the shippen, there would be a physical impact that would have not originally been the case - i.e. the shippon's roof would need to be disrupted where previously the roof was under the eaves of the higher and older building. I am not convinced that this would reduce the substantial harm caused by the works to separate the structures. **Having taken advice from our client's Heritage consultant, it is proposed to address this concern by connecting the two barns using open rafters and purlins, at a lesser height, with a view to re-establishing the connection, whilst minimising the degree of impact on the Shippon barn, and allowing the alterations to be 'read' more clearly.**

On the basis of the above information, I would be grateful if you could advise whether the proposed amendments answer your concerns, such that the revised scheme could be dealt with positively? We are keen to submit an application as swiftly as possible, but of course wish to work with you to ensure that such a scheme accommodates your key points of concern. We would be grateful for your swift feedback in order that the application can be finalised and submitted as soon as possible; and also would be grateful for your confirmation that any further discussions points that may arise can be dealt with as the application progresses?

I look forward to hearing from you,

Kind Regards,
Lindsey

Lindsey Sproule

Senior Planning Consultant

—

T: 01743 239028 | M: 07741 313576 | berrys.uk.com

Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury SY2 6FG

— — — —

that any use or dissemination of this communication is strictly prohibited. If you receive this transmission in error, please notify us immediately then delete this email. Any views or opinions presented are solely those of the author and do not necessarily represent those of Berrys, 42 Headlands, Kettering NN15 7HR.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

<bank farm.pdf><22-141 Mayer Pre App Dwg Amended..pdf><Permavent-Easy-Roof-System-Product-Guide.pdf>

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

EASY SLATE SYSTEM

- ✓ Low pitch system for slate
- ✓ Pitch as low as 12°
- ✓ Unique breathability and condensation control
- ✓ Extends life of the roof by keeping battens dry
- ✓ Creates new areas for slate application

The combination of **Easy Slate** and **Permavent Dry** breather membrane work together to provide double weather protection at both batten and rafter level.

Cushions the slate by stopping wind slate rattle and prevents breakages.

Adds ventilation to the roof.

Suitable for traditional methods.

Can be used with any standard slate.

Perfectly profiled and fits between the layers of the slates.

Change pitch - gain space and save money.

Patent granted.

Easy Slate
400/500/600mm long (Box of 100)
3000mm long (Pack of 20)

Permavent Dry
1m x 50m Roll (11.6kg)

PLAIN EASY SYSTEM

- ✓ Low pitch system for plain tiles
- ✓ Pitch as low as 17.5°*
- ✓ Unique breathability and condensation control
- ✓ Extends life of the roof by keeping battens dry
- ✓ Creates new areas for plain tile application

The combination of **Plain Easy** and **Permavent Dry** breather membrane work together to provide double weather protection at both batten and rafter level.

Suitable for traditional methods.

Can be used with any plain tiles* (single and double camber).

Perfectly profiled and fits between the layers of the plain tiles.

Change pitch - gain space and save money.

Protects against wind driven rain.

Patent pending.

Plain Easy
1237mm long (Pack of 20)

Permavent Dry
1m x 50m Roll (11.6kg)

**Where the tile manufacturer would normally recommend a 35° roof pitch.*

EASY ROOF SYSTEM 40 YEAR PRODUCT GUARANTEE FOR SLATES

We are so confident that our products are of the highest quality that we offer a 40 year product guarantee.

The installation must consist of:

- ✓ Easy Roof System Products
- ✓ Permavent Dry
- ✓ Permalap (single sided membrane tape)

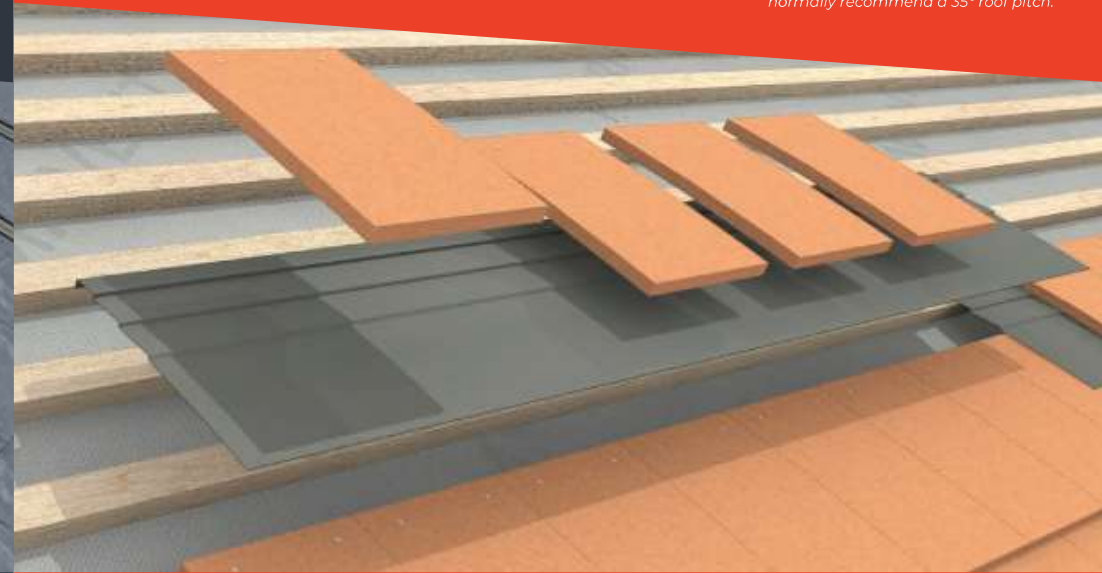
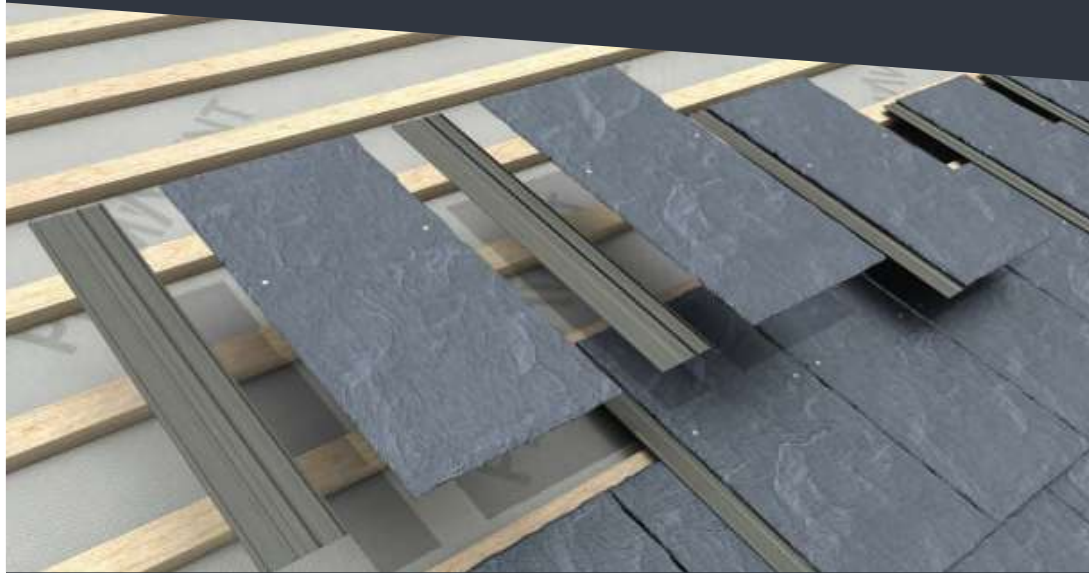


EASY ROOF SYSTEM 40 YEAR PRODUCT GUARANTEE FOR PLAIN TILES

We are so confident that our products are of the highest quality that we offer a 40 year product guarantee.

The installation must consist of:

- ✓ Easy Roof System Products
- ✓ Permavent Dry
- ✓ Permalap (single sided membrane tape)
- ✓ Stixall Sealant





REAR ELEVATION.

Timber doors, details & paint finish to be agreed. (a)

EXISTING PAINTED BRICKS. The occasional brick of the existing brickwork, white has a painted finish, to have paint removed. (a)

MORTAR MIX. Repointing to be undertaken by hand raking out joints to a depth of 20mm (not mechanically cut) and a mortar mix of Natural Hydraulic Lime (NHL 3.5) mortar 1:4 mix to be used.

REPOINT WALL AS BELOW SPEC. (a)

Timber garage doors, details & paint finish to be agreed. (a)

Any roof vents or S & V Pipes to terminate to inline roof slates and not protruding vents through roof. (a)

Roof taken through with rafter, purfins & wallplate left exposed. (a)

SLATE ROOF.

Timber windows (replace plastic beading with timber). (a)



NORTH ELEVATION.

Any roof vents or S & V Pipes to terminate to inline roof slates and not protruding vents through roof. (a)

Add spars to form exposed rafter ends. (a)

PLAIN TILES

Kitchen roof to Permanent Fixing 600 to enable roof pitch to be 15 degrees (a)

Conservation are type rooflights. (a)

SLATE ROOF

Exposed rafter feet eaves detail to be agreed. (a)

Timber French Door & Windows, detail and paint finish to be agreed. (a)



FRONT ELEVATION.

In Line Vent Slate.

Roof taken through with rafter, purfins & wallplate left exposed. (a)

Exposed rafter feet (remove fascia) (a)

SLATE ROOF.

Any roof vents or S & V Pipes to terminate to inline roof slates and not protruding vents through roof. (a)

Timber cladding

Timber windows (replace plastic beading with timber). (a)

Timber framed glazed link, details and paint finish to be agreed. (a)

REPOINT WALL AS BELOW SPEC. (a)

PLAIN ROOF TILES

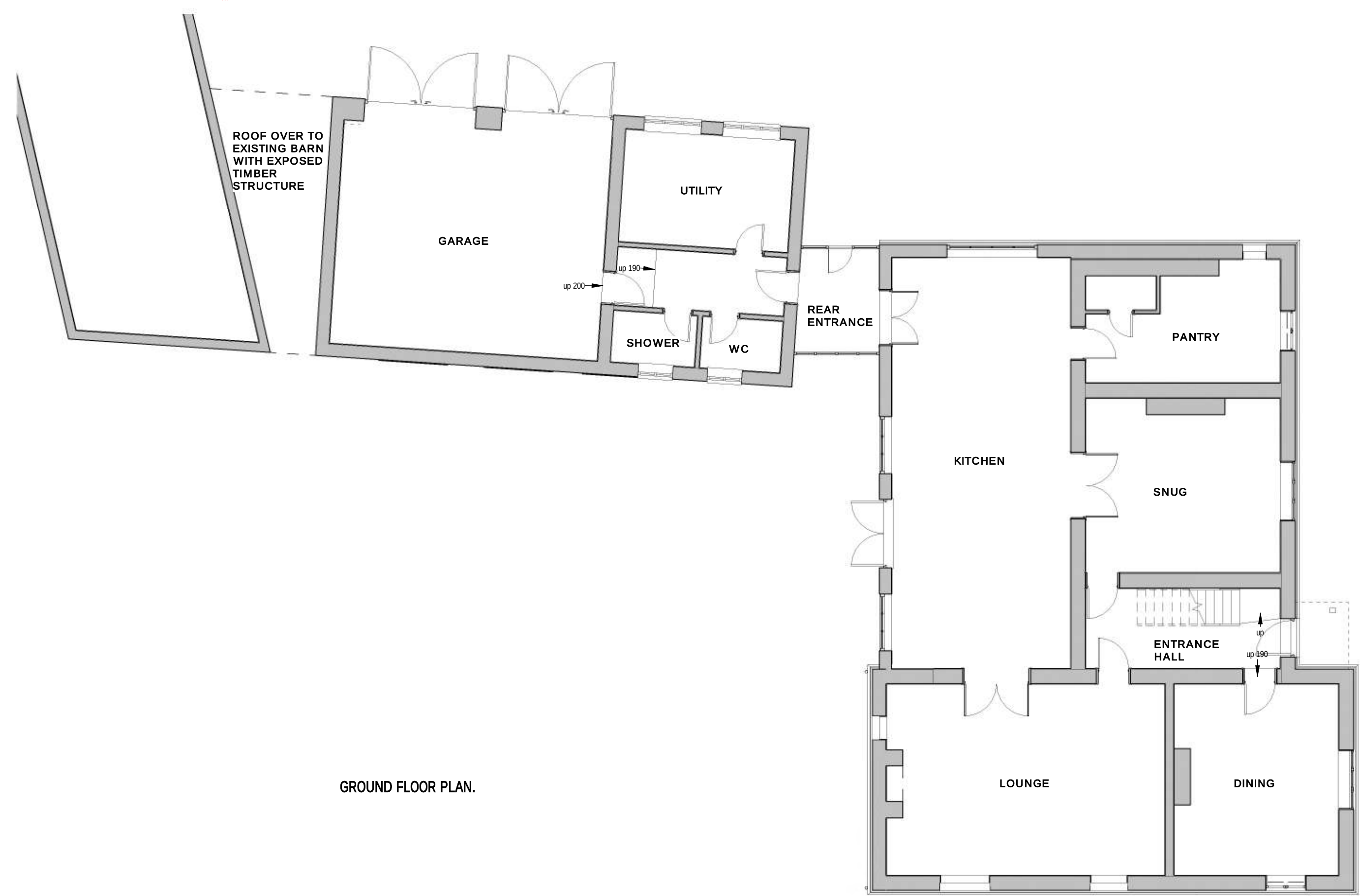
BRICKWORK.

EXISTING PAINTED BRICKS. The occasional brick of the existing brickwork, white has a painted finish, to have paint removed. (a)

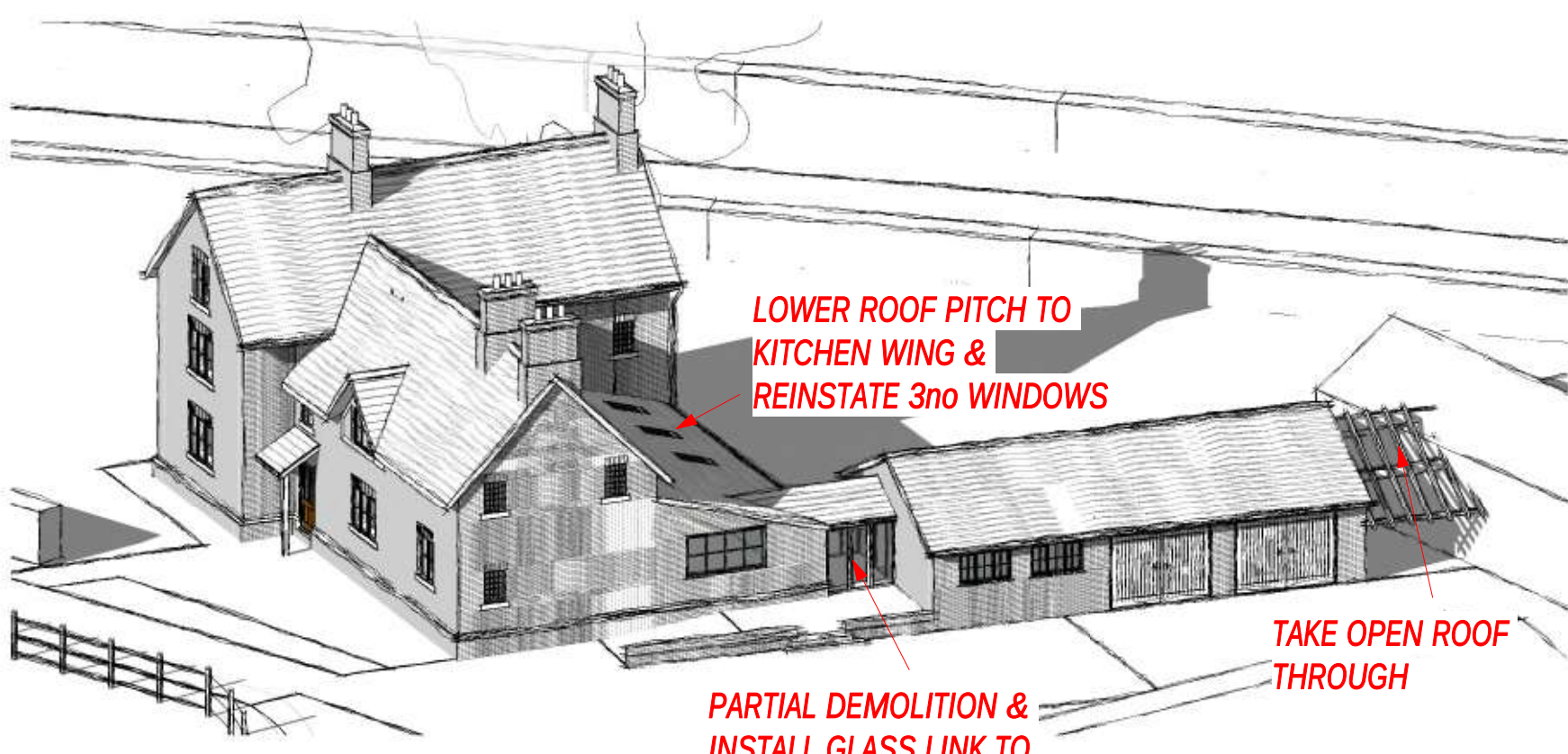
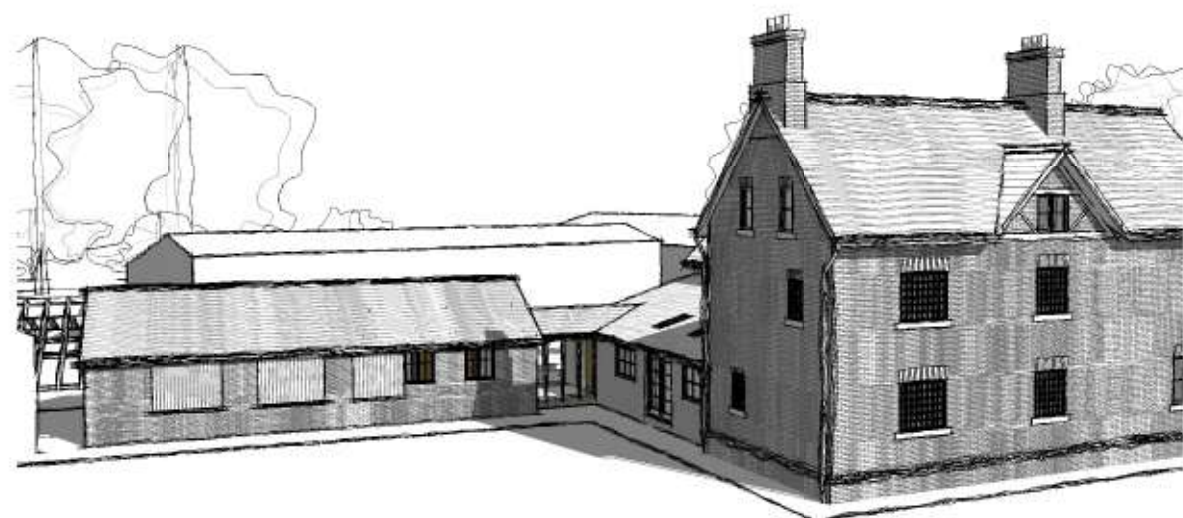
MORTAR MIX. Repointing to be undertaken by hand raking out joints to a depth of 20mm (not mechanically cut) and a mortar mix of Natural Hydraulic Lime (NHL 3.5) mortar 1:4 mix to be used.



SOUTH ELEVATION.



GROUND FLOOR PLAN.



GARY CHESTERS BSc MRICS
CHARTERED BUILDING SURVEYOR
RICS
email nook-lane@hotmail.co.uk
tel 07817 148692
web garychesters.co.uk

**PLANNING
ARCHITECTURAL
PARTY WALL SURVEYOR**

DRAWING STATUS DRAFT DRAWING NOVEMBER 2022

CDM 2015

PROJECT
EXTENSION & ALTERATION WORKS

ADDRESS
BANK FARM, HIGHER LANES, ISCOYD,
WHITCHURCH, SHROPSHIRE, SY13 3AX.

CLIENT
Mr & Mrs MAYER

SCALE (@ A1) 1:100 DATE JULY 2022

GARY CHESTERS APPOINTMENT IS RESTRICTED TO TERMS AS SET OUT IN LETTER OF ENGAGEMENT AND UNLESS AGREED OTHERWISE HAS NO SITE ROLE.
COPYRIGHT OF THIS DRAWING IS HELD BY GARY CHESTERS AND IT MAY ONLY BE COPIED BY CLIENT FOR HIS/HER SOLE USE IN CONNECTION WITH THIS PROJECT. OTHER COPIES OR USAGES MUST NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF GARY CHESTERS.
ANY REFERENCE TO CLIENT MEANS Mr & Mrs MAYER
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
DO NOT SCALE OFF THIS DRAWING. ANY ERRORS OR DISCREPANCIES FOUND MUST BE REPORTED TO GARY CHESTERS FOR CLARIFICATION AND/OR CORRECTION.

Rev	Description	Date
(a)	Pre App Letter dated the 3 Feb 2023	7/2/2023

DRAWING NUMBER 22-141 Option 2 REV a

Appendix 3- PEN

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: WREXHAM COUNTY BOROUGH COUNCIL (“the Council”)

1 **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control within paragraph (a) of Section 171A (1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of this Notice and the enclosure to which it refers contain important additional information.

2 **THE LAND TO WHICH THE NOTICES RELATES**

Bank Farm, Higher Lanes, Higher Wych, Whitchurch, SY13 3AX (‘the land’) shown edged red on the plan attached

3 **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission the erection of a large extension to the rear of the Grade II listed farmhouse which has incorporated the original Grade II listed piggery barn.

4 **REASONS FOR ISSUING THE NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last 4 years.

It does not fall under permitted development rights.

The new extension has introduced a modern detail that appears at odds with the traditional and characterful appearance of the farm buildings and yard. The development materially affects the amenity of the area and is contrary to policy PS2 and LPGN20 of the adopted Wrexham Unitary Development Plan.

LPGN13 does allow for larger floor area increases outside settlements where a high standard of design can be achieved. In this instance, the extension has been built to an inappropriate design and the cat slide roof is out of character for the area.

The new extension is larger and higher than the original barn and lean to extension and therefore does not accord with the character of the site and does not make a positive contribution to the rural area. It is contrary to Welsh Government technical Advice Note 12.

The new householder extension incorporating part of the original listed piggery barn constitutes a change of use from agricultural to residential and as this is outside of the settlement limit and no planning was applied for this is contrary to policy H3. The piggery barn was significantly altered which required extensive rebuilding tantamount

to the erection of a new building and some of the original characteristics of the original barn have been lost.

The Council does not consider that planning permission should be given as planning conditions could not overcome these objections.

5 WHAT YOU ARE REQUIRED TO DO

1: Rear extension to farmhouse –

- Demolish the new rear extension walls, floor and catslide roof. New foundations should be left insitu to prevent excessive ground disturbance. Rebuild the removed lean-to structure on previous footprint as below.
- Foundations – The walls are to be constructed off natural ground at a depth to match the existing house. Internal walls are to be erected in 4" brickwork off similar foundations.
- Walls - rebuild the side and rear 9" walls on the alignment of the original walls using brickwork in keeping with the original type, colour, bond pattern and texture of the house. Bricks are to be bedded and pointed as the farmhouse in lime mortar (i.e. no cement to be used). Use 4x4" timber lintels are to be used over windows and doors in locations to match the original fenestration. Renew the high level window in the rear wall of farmhouse.
- Floors – Place 3" GEN3 concrete over 3" compacted sub-soil.
- Roof – Use 4x2" C16 timber rafters at 450mm centres with pitch to match existing house and 2x1" battens and roof slates to match original rear extension. Ensure gutters and downpipes match those on the farmhouse in locations as in original photographs. Use lead flashing between the top of the roof and existing masonry below the fascia and soffit of farmhouse.

2: Piggery / Outbuilding –

- Demolish the new front, side and internal walls, floor and roof. New foundations should be left insitu to prevent excessive ground disturbance. Rebuild the piggery building on its former footprint as below
- Foundations – Walls are to be constructed off natural ground at a depth to match the existing Shippon. Internal walls are to be erected in 4" brickwork off similar foundations.
- Walls - Rebuild the side and rear 9" walls on the alignment of the original walls using brickwork in keeping with the original type, colour, bond pattern and texture of the outhouse. Bricks are to be bedded and pointed as on the farmhouse in lime mortar (i.e. no cement to be used). Insert a dentil course along the elevation facing the farm yard as in the Shippon.

- The pathway between the outhouse and the farmhouse should be maintained as original photographs, with door openings and high-level window to be formed.
- The rebuild walls should abut the existing Shippon but not be toothed in. Open-up the bricked up doorway into the Shippon. Renew the timber lintel over the door opening with a timber section of the same size if the existing is significantly deteriorated. Use 4x4" timber lintels over windows and doors in locations to match the original fenestration. Build the internal wall between blocked up door opening and timber garage doors to form the 'Milking Parlour' room. Walls to be erected in 4" brickwork off similar foundations.
- Floors – Place 3" GEN3 concrete over 3" compacted sub-soil.
- Roof – Use 4 x2" C16 timber rafters at 450mm centres with pitch to match existing Shippon. The roof profile and ridgeline to be as the outline on the Shippon wall. 2no. braced king-post timber trusses to be formed using 8x4" primary rafters, king-post and bottom chord with 4x4" braces, and 8x4" timber purlins at approximately mid-span of each pitch. Trusses to be located between windows, but at approximately third-points between the Shippon wall and the internal Milking Parlour wall. 2x1" battens and roof slates to match original rear extension. Seal between the outbuilding roof and Shippon wall using lime mortar haunching.

6 **TIME FOR COMPLIANCE**

24 months from the date that this Notice takes effect

7 **WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on the 25 day of July 2022 unless an appeal is made against it beforehand.

Dated **20 June 2022**

Signed


 Ian Jones
 Interim Chief Officer Planning & Regulatory
 Lord Street
 Wrexham

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning and Environment Decisions Wales **before** the date specified in paragraph 7 of the notice. The guidance “How to complete and submit your appeal” sets out your rights and can be found on the Welsh Government website. The appeal form can be completed online on the planning portal website, Welsh site.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of this notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Pond

Pond

Pen-y-Bryn View

78.8m

82.7m

Greenacres

89.9m

Pond

Higher Lanes Bank

88.9m

Pond

Pond



Reproduced from the Ordnance Survey mapping with the permission of
the Controller of Her Majesty's Stationary Office Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to
prosecution or civil proceedings. Licence No 100023429

Wrexham County Borough Council

Bank Farm, Higher Lanes, Higher Wych

ENF/2021/00359

Scale 1:2000

Centre

310127 505 310127 000

Appendix 4- LBEN

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**PLANNING (LISTED BUILDING AND CONSERVATION AREA ACT 1990)
(as amended by the Planning and Compensation Act 1991)**

LISTED BUILDING ENFORCEMENT NOTICE

ISSUED BY: WREXHAM COUNTY BOROUGH COUNCIL (“the Council”)

1 THIS NOTICE is issued by the Council because it appears to them that unauthorised works have been carried out to a listed building at the land described below contrary to Sections 7 and 9(1) of the Act.

The Council consider it expedient to issue this Notice having considered the effect of the works on the character of the building as one of special architectural or historic interest. The Annex at the end of this Notice and the enclosures to which it refers contain important additional information.

2 THE LAND TO WHICH THE NOTICES RELATES

Bank Farm, Higher Lanes, Higher Wych, Whitchurch, SY13 3AX, (‘the land’) shown edged red on the plan attached

3 THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without listed building consent the significant alteration of 2 listed buildings that has altered their special architectural and historical interest namely:

- the detachment of the piggery barn from the shippon barn (listed together as one building) and removal of 1-1.5 metres of roof and wall structures,
- the widening of the piggery barn footprint to yard side,
- Reconfiguring of openings to a new layout including garage openings to the shippon end,
- construction of new extension on a larger footprint than previous lean to,
- the loss of all traditional doors and windows from piggery barn to yard side,
- the boarding up of windows in the piggery barn to the road side,
- the raising of the piggery barn roof by increasing the wall height by c.6 brick courses and the installation of roof light and 2 flues to new roof,
- the removal of a lean to structure to the rear of farmhouse (separately listed),
- the introduction of a cat slide slate roof with 3 roof lights joining on to original plain tiled roof,
- the attachment of the piggery barn to the farmhouse (another listed building) via the new extension.

all without the benefit of Listed Building Consent

4 REASONS FOR ISSUING THE NOTICE

It appears to the Council that the unauthorised works which were carried out without the benefit of Listed Building Consent are in contravention of Section 7 and 9(1) of the Act.

The new extension has introduced modern details that appears at odds with the traditional and characterful appearance of the farm buildings and yard. The introduction of modern fixtures critically undermines the integrity and character of the Grade II listed farmhouse and the other Grade II listed farm buildings in the yard and therefore causes harm to its character and historical significance.

The loss of the Grade II listed piggery barn and Grade II listed lean to extension of the farmhouse are demonstrably harmful to the setting of the nearby listed buildings and have impacted on the special character and appearance of the farmyard complex by virtue of the extensive alteration and loss of historic fabric and features as proposed and through the works as already undertaken and are therefore contrary to policy EC9 of the adopted Wrexham Unitary Development Plan and TAN24.

The buildings are located in a Grade II listed farm complex and the LPA has a statutory duty to either protect or enhance the character or appearance of its listed buildings.

5 WHAT YOU ARE REQUIRED TO DO

1: Rear extension to farmhouse –

- Demolish the new rear extension walls, floor and catslide roof. New foundations should be left insitu to prevent excessive ground disturbance. Rebuild the removed lean-to structure on the previous footprint as below.
- Foundations - Walls are to be constructed off natural ground at a depth to match the existing house. Internal walls to be erected in 4" brickwork off similar foundations.
- Walls - Rebuild the side and rear 9" walls on the alignment of the original walls using brickwork in keeping with the original type, colour, bond pattern and texture of the house. Bricks are to be bedded and pointed as on the farmhouse in lime mortar (i.e. no cement to be used). Renew the high level window in rear wall of farmhouse.
- 4x4" timber lintels are to be used over windows and doors in locations to match the original fenestration.

- Floors – Apply 3" GEN3 concrete over 3" compacted sub-soil.
- Roof – Use 4x2" C16 timber rafters at 450mm centres with pitch to match the existing house and 2x1" battens and roof slates to match original rear extension. Gutters and downpipes are to match the farmhouse with locations as original photographs. Apply Lead flashing between the top of roof and existing masonry below the fascia and soffit of the farmhouse.

2: Piggery / Outbuilding –

- Demolish the new front, side and internal walls, floor and roof. New foundations should be left insitu to prevent excessive ground disturbance. Rebuild the piggery building on its former footprint as below.
- Foundations – Walls are to be constructed off natural ground at a depth to match the existing Shippon. Internal walls are to be erected in 4" brickwork off similar foundations.
- Walls - Rebuild the side and rear 9" walls on the alignment of the original walls using brickwork in keeping with the original type, colour, bond pattern and texture of the outhouse. Bricks are to be bedded and pointed as in the farmhouse in lime mortar (i.e. no cement to be used).
- Dentil course to be applied along the elevation facing the farm yard as on the Shippon. The pathway between the outhouse and the farmhouse should be maintained as in the original photographs, with door openings and high-level window to be formed.
- The rebuild walls should abut the existing Shippon but not be toothed in. Open-up the bricked up doorway into the Shippon. Renew timber lintel over the door opening with timber section of the same size if the existing it significantly deteriorated. Use 4x4" timber lintels over windows and doors in locations to match the original fenestration. Build an internal wall between the blocked up door opening and timber garage doors to form a 'Milking Parlour' room. Walls to be erected in 4" brickwork off similar foundations.
- Floors – Apply 3" GEN3 concrete over 3" compacted sub-soil.
- Roof – Use 4x2" C16 timber rafters at 450mm centres with pitch to match the existing Shippon. The roof profile and ridgeline to be as the outline on the Shippon wall. 2no. braced king-post timber trusses are to be formed using 8x4" primary rafters, the king-post and bottom chord

with 4x4" braces and 8x4" timber purlins at approximately mid-span of each pitch. Trusses are to be located between windows, but at approximately third-points between the Shippon wall and the internal Milking Parlour wall. 2x1" battens and roof slates are to match the original rear extension. Seal between outbuilding roof and Shippon wall using lime mortar haunching.

6 TIME FOR COMPLIANCE

24 months from the date that this Notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 25 day of July 2022 unless an appeal is made against it beforehand.

Dated 20 June 2022

Signed



Ian Jones
Interim Chief Officer Planning & Regulatory
Lord Street
Wrexham

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning and Environment Decisions Wales **before** the date specified in paragraph 7 of the notice. The guidance “How to complete and submit your appeal” sets out your rights and can be found on the Welsh Government website. The appeal form can be completed online on the planning portal website, Welsh site.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of this notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



Pond

Pond

Pen-y-Bryn View

78.8m

82.7m

Greenacres

89.9m

Pond

Higher Lanes Bank



88.9m

Pond

Pond



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No 100023429

Wrexham County Borough Council

Bank Farm, Higher Lanes, Higher Wych

ENF/2021/00359

Scale 1:2000

Centre

0161 67 500 0161 67 000