

## Sarah Hill

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**From:** Nick.Davies@gov.wales  
**Sent:** 28 October 2022 18:45  
**To:** Sarah Hill  
**Subject:** RE: Planning application P/2022/0842 - Long Croft (The Old Croft), Green Street, Holt, LL13 9JF

Hi Sarah

I've had a look at the proposals on your website and have to wonder how well they conform to pre-application discussions with Kathryn. I'm assuming I'm right in thinking the building isn't listed but it will certainly make a positive contribution to the conservation area. The heritage impact assessment is pretty perfunctory although I suppose I'm more used to dealing with listed building consent cases than conservation area consents. There doesn't seem to be any assessment though on the significance of the fenestration or the impact of a modern treatment to the rear elevation and the new extension.

The new dwelling is on a large scale and it seems likely it will dominate the plot, squeezing the existing house to a secondary role that you pass on the way to the high status new one which no doubt will have big gates to emphasise its importance. Accordingly, I'm not convinced the relationship between the two buildings works very well.

I couldn't see any discussion about how the dwelling will impact on the conservation area as a whole, just that it was agreed that one dwelling might work better than two but perhaps that influenced a larger scale for the proposed single dwelling. The report suggests the new house will be just surrounded by modern housing but presumably there's more to the conservation area than that?

I tend to think that new development at the back of a plot like this usually works much better if it adopts a farmstead sort of scale and form to suggest an established relationship between the existing and new buildings but this takes a bit more imagination I suppose.

The existing building looks like a candidate for local listing. Unfortunately, Wrexham doesn't have a local list but that doesn't stop it respecting buildings of local significance. It has some protection by its inclusion in the conservation area of course.

I must admit I don't have much luck trying to discuss buildings of local significance with Wrexham. If I contact the authority about a case I rarely get a response. There are a couple of significant current examples and these happen to be in Wrexham's ownership and perhaps Wrexham doesn't want its preference for demolition criticised.

I don't know if that helps but happy to discuss further. I'm aiming to take some time off next week though but will get back to you as soon as I can.

Nick



**Nick Davies BSc MA MRICS IHBC**

Arolygydd Adeiladau Hanesyddol / [Inspector of Historic Buildings](#)

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**From:** Sarah Hill <[Sarah.Hill@wrexham.gov.uk](mailto:Sarah.Hill@wrexham.gov.uk)>

**Sent:** 28 October 2022 16:13

**To:** Davies, Nick (ETC - CST - Cadw - Historic Environment) <[Nick.Davies@gov.wales](mailto:Nick.Davies@gov.wales)>

**Subject:** Planning application P/2022/0842 - Long Croft (The Old Croft), Green Street, Holt, LL13 9JF

Hi Nick,

I would be grateful if you could view the submitted details for this on our website [Planning \(wrexham.gov.uk\)](http://Planning.wrexham.gov.uk) and provide me with an opinion the alterations to the new dwelling (within the Holt Conservation Area) and also the impact of the proposed dwelling on the character of the Conservation Area.

CPAT have made the following comments about the HIA:

*With regard to demolitions at the rear of the house it is not clear in the submitted documents whether the original Victorian brick extension on the north boundary will survive. The current form and layout of the original extension is not known, and further information will be required in the Heritage Impact Assessment regarding impacts to this part of the original house layout and how these will be mitigated. Internal and external photographs of the structures to be demolished at the rear of the house (not the later outbuildings on the south boundary) would be useful in the HIA report.*

If you need anything else please let me know.

Thanks

Sarah.

**Sarah Hill**

Swyddog Cynllunio/Planning Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:

Dydd Mercher/Monday: 08:30 to 13:15pm

Dydd Mawrth /Tuesday: 08:30am to 16:00pm

Dydd Mercher/Wednesday: 08:30 to 16:00pm

Dydd Gwener/Friday 08:30am to 16:00pm



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

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