

Item 4i

Report of the Chief Officer Planning and Regulatory

Date 06/09/2021

APPLICATION NO:
P/2021 /0606

LOCATION:
ARGOED LODGE GATE ROAD
FRONCYSYLTE WREXHAM
LL20 7RH

DATE RECEIVED:
16/06/2021

COMMUNITY:
Llangollen Rural

CASE OFFICER:
SJG

WARD:
Llangollen Rural

DESCRIPTION:
GOSOD FFENESTRI NEWYDD AR
FLAEN YR ADEILAD (CAIS OL-
WEITHREDOL) / INSTALLATION OF
REPLACEMENT WINDOWS TO
FRONT ELEVATION (IN
RETROSPECT)

AGENT NAME:
MRS JULIET
NICHOLSON

APPLICANT(S) NAME:
MRS JULIET NICHOLSON

THE SITE

The property is a house at the entrance to the canal mooring area just south of the aqueduct.



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PROPOSAL

The application is partly retrospective and seeks permission for replacement windows. The front living room window to the left of the main door on Gate Road has already been replaced in uPVC.

Original window



Original Window

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As built window



As built window

Applicant's Supporting statement

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Argoed Lodge has been neglected over a number of years. Visually it was a blot on the landscape. We hope that the extensive works we have carried out in repairing the decorative fascia panels to the roof have enhanced the view and will hopefully preserve them for many years. Scaffolding was required to carry out these repairs/maintenance and they have been coated with special paint. Unfortunately, the decorative facial boards to the right of the house cannot be restored at the present time as there is no room for scaffolding to be erected without going onto Gate road. If the windows were to be replaced with wooden windows, scaffolding would need to be erected every 2 – 3 years to retain the appearance and ensure that the windows did not fall into disrepair again. Financially and practically this situation would be unattainable.

We have carried out extensive repairs to the porch. Replacing the rotten timber supports and moulding new timbers to reflect the original structure. We have also replaced the roof of the porch to enhance the aesthetic appearance of the house.

New ridging tiles have been sourced to repair the tiles on the roof again these have enhanced the appearance.

The above repairs show a medium to high impact on the visual appearance of Argoed Lodge, from the canal side.

Replacing the wooden framed windows with UPVC windows which have been made and moulded to create the same visual appearance, shape and dimensions of the existing windows, would have a low impact of the visual appearance of Argoed Lodge from the canal side as the windows are to the side and front of the house on Gate Road.

Other properties that are in the conservation area of Pontcysyllte Aqueduct have UPVC windows installed showing a diverse architectural appearance.

On purchasing Argoed Lodge in November we were not informed that the house was in a conservation area. The estate agent or legal pack made no mention of this. We did know that the house was in an area of Outstanding Natural Beauty. When we first purchased the house, we contacted Denbighshire Council to enquire about replacing the windows. By telephone I spoke with a gentleman and was informed that no planning permission would be needed to replace the windows. We then went ahead and have had the window measured and made to order at a cost of several thousand pounds. We now know that the house falls within Wrexham County Council not Denbighshire and is in a conservation area. We understand and take fully on board the ignorance and COVID restrictions are no excuse for negligence but at the time we did think that the house fell under Llangollen and Denbighshire.

Once the renovations to Argoed Lodge have been completed hopefully they will enhance the visual enjoyment to the area. We hope that our proposals will not be detrimental to the enjoyment, but the upgrades will add to this.

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HISTORY

P/2021/0237 Single storey rear extension. Granted 1/6/2021

DEVELOPMENT PLAN

The property is within the settlement limits and Froncysyllte Conservation Area, as set out in the Wrexham UDP. It is with an Article 4 Direction area where permitted development rights have been withdrawn. The property adjoins the designated boundary of the World Heritage Site and is within the buffer zone.

Policies PS1, PS2 EC7 and EC11 are relevant, together with Local Planning Guidance Notes 4 Conservation and 33 World Heritage Site.

CONSULTATIONS

Community Council:
Local member:

Consulted 7/7/2021

Requests committee consideration. I do feel it harsh as the property has been vacant for nearly 25 years and neglected, with a well overgrown hedge, so any visitor's would not have been able to see the windows. So the replacements can be sympathetically adjusted to protect the appearance

Expired 30/7/2021

Expired 30/7/2021

Notified 8/7/2021

Site Notice:
Press notice:
Neighbours:

Representations received:

1 objection: The property is possibly the most original type in the area. New owners were made aware of Conservation Area.

1 letter of support: The old window appeared to be beyond repair and the new owners were prepared to invest in improving this lovely property. The new window will be more efficient which is a major consideration these days. There is also a positive visual impact as the new window, following the pattern of existing design, is a great improvement.

The house has been an eyesore for a number of years and it is good to see the work and improvements that the new owner has made.

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1 petition in support: Signed by 23 local residents. The property has suffered from deterioration for many years. New windows will improve the home efficiency. The windows will not affect the visual appearance of the property but will enhance the frontage.

SPECIAL CONSIDERATIONS

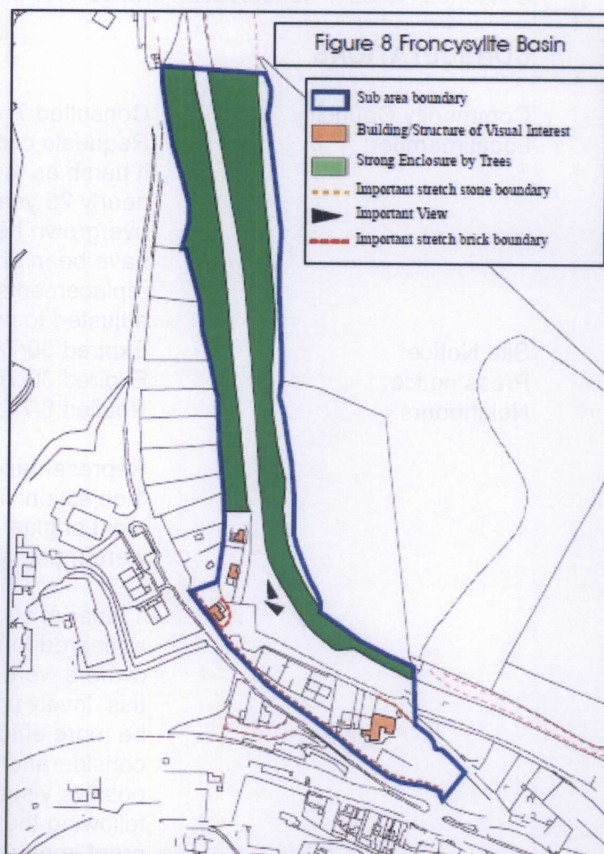
Conservation: Argoed Lodge is singled out in the Pontcysyllte Aqueduct Conservation Area Character Appraisal for its high visual interest and retention of original features as a key marker at this entrance into the conservation area.

bay and open slated porch to the front and sliding sash windows, those to the top in a lancet form with sandstone dressings. As a building of visual interest, retaining much of its original features, Argoed Lodge forms an appropriate marker at the gateway into the Conservation Area.

4.31 The lifting bridge, a replacement similar to the original except for the introduction of hydraulic power, forms a physical marker of the boundary of the Conservation Area to the East where the canal straightens following its curved exit from the aqueduct approach. Beyond this point the towpath widens out and is carried on only on one side of the Canal with private gardens to the opposite side.



character areas



Extract from Conservation Area Management Plan including photo of Argoed Lodge

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Plan from Archwilio website showing WHS in purple and Cons Area in blue.

Supplementary Planning Guidance Note 33 for the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS) also uses a photograph of Argoed Lodge to highlight the important of safeguarding buildings/structures of visual interest which mark the entrance to the WHS.

The use of appropriate materials is a key design consideration both within the Conservation Area and the WHS. This was highlighted in the Design and Access Statement which accompanied the application for Planning permission for an extension to this property (P/2021/0237, granted) which specified that all "All new windows/doors within these works are to be timber as per Wrexham's conservation area policy guidance."

The window which has already been replaced has a negative impact on the building. It is visually different from the previous window and intrusive to the building's design. The different method of opening further impacts on the integrity of the building. uPVC windows in this building do not adequately replicate the delicate design of the original wooden sash windows.

If the current, single glazed, wooden windows are beyond reasonable repair, then an acceptable alternative would be slim double glazed units set in wooden sash frames. Planning permission would be required for these and section drawings demonstrating how the new frames are as close in design to the historic windows should be included with the application.

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Pre-application advice: No request for pre-application advice was made to the Local Planning Authority. The applicant has claimed that advice was sought from and given by Denbighshire Council. The adjoining LPA has replied: *The officer cannot recall such a conversation, and any advice given over the phone is normally accompanied by an email directing callers to relevant links. Permitted development queries are occasionally checked with duty officers on calls and often callers asked to email so that the duty officer may respond, but with this address being outside of our district, the officer is not sure how they would of been able to advise the customer.*

CONCLUSION

The development would have a detrimental impact upon the character of Poncysyllte Conservation Area by reason of the material and design of windows as installed and as proposed and therefore conflicts with Policies EC7 PS2 and GDP1(a) of the Wrexham Unitary Development Plan.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The development would have a detrimental impact upon the character of Poncysyllte Conservation Area by reason of the material and design of windows as installed and proposed, and therefore conflicts with policies EC7 PS2 and GDP1(a) of the Wrexham Unitary Development Plan.