

Sarah Hill

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 05 September 2022 14:59
To: Sarah Hill
Subject: Application Ref: P/2022 /0678 - Graig Cottage, Station Road, Bangor-on-Dee, LL13 0AB

Dear Sarah Hill

Address: Graig Cottage, Station Road, Bangor-on-Dee, LL13 0AB
Application Ref: [P/2022 /0678](#)

Proposal: listed building consent for single storey side and rear extensions.

Statutory Remit: Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). We are a consultee on all Listed Building Consent applications involving an element of demolition, as required by the *Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2017*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for consulting HB&P. I apologise for the delay in responding. We have reviewed the plans and documentation available online and **object** due to the negative impact the proposed extension building would have on the historic character and appearance the grade II listed Graig Cottage.

HB&P acknowledges the need to restore and modernise the Graig Cottage to make it habitable and meet modern living expectations. We welcome the range of structural and fabric repairs to be carried out, the details of which should be secured by condition. We also note that the cottage has changed form over time and previous extensions have since been removed. However, the photos suggest these were modest and subservient structures, and with no evidence provided of blocked up doorways, they do not appear to have been integrated with the cottage and were therefore likely ancillary rather than domestic uses.

The list description's Reason for Designation states '*Listed as a good relatively unaltered example of a building type which rarely survives in this form.*' We are therefore concerned about the size and scale of the extension proposed. Based on the figures provided in the 'Proposed Plans', the ground floor footprint of the existing cottage is approximately 35sqm. The footprint of the extension alone is 102sqm, three times bigger than the original building. It encloses two complete sides of the cottage and, height wise, the extension almost reaches the eaves, despite being a single storey structure. While it is clearly designed to be read as a modern addition, the extension dominates and overwhelms the cottage and this diminishes the appearance and significance of the Graig Cottage, leaving it as a minor portion of the overall proposed building.

While we would not be opposed to the creation of a new extension, the scale and proportions should be commensurate to the original historic structure. In its current form, the application does not accord with Paragraph 5.9 and 5.13 of Technical Advice Note 24: The Historic Environment (TAN 24, May 2017) and the Planning (Listed Buildings and Conservation Areas) Act 1990, which require planning authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

We recommend the application is withdrawn until a revised scheme is developed that addresses the above heritage concerns. I would be grateful if we could be informed when this additional information becomes available.

Regards

Ross Anthony

Case Work



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