

Dear Sir/ Madam

Thank you for allowing me to submit some background information into the above application.

It had been derelict for over 20 years, and quite an eyesore in the community with 6 meter hedges out of control, but no concerns were raised by the bodies who have input to the management of the World Heritage Site monument, I.e the local authorities, it being in a conservation area, and the commission controlling the WHS.

The applicants, and myself are confused, annoyed and disappointed by refusal of the initial application, the replacement windows are identical as the original in appearance, with only the materials they're made of being altered, but give no visible detriment to the properties appearance.

After sitting for nearly 4 hours, I finally had the opportunity to speak on they're behalf at 19.45. Where I outlined some glaringly obvious contradictions, in the properties surrounding Argoed Lodge, and the fact that they were able to replace the guttering and various pipe work and fittings with UPVC materials. I lost the vote 7 to 5 after my speech where some very experienced, and long standing councillors supported my reasoning for stating the obvious.

Attached are some pictures from the near neighbours properties, it shows that all the surrounding properties have UPVC windows, doors, and pipe works. Including many local authorities bungalows less than 50 meters from the lodge, and actual private next door neighbours.

Further down Gate Rd the B5434 much closer to the monument, and in the same conservation area as the lodge, all the bungalows have many new occupants and home improvements have been carried out with no restrictions on the use of UPVC on any of the properties.

On the other side of the bridge there is also no sign of UPVC not being fit for purpose, as all the properties, some actually being less than 40 meters away with UPVC being permitted. Argoed Lodge is half a mile from the monument on the opposite side.

Finally Myself, being the local member for Llangollen Rural, the community council, and all the neighbours fully supported the application. As new life was given to a really dilapidated run down old property, in a precise yet sympathetically understanding of the building, this can be seen by other works that have been carried out by the residents.

The new owners I feel have been misled by the authority from the off, in the use of the plastics for guttering and pipe work, but not windows particularly as there's no listing on the lodge, and it just falling into the boundary of the conservation area, and as outlined all other properties within the boundary being permitted to use plastic.

I feel the decision to reject the application is wrong, and quite discriminatory on the grounds given. In relation to all the other properties in the vicinity, and they're use of building materials to improve and enhance there properties, with no stipulations of prohibiting the use UPVC materials at all.

If any further information or help is required please feel free to contact me.

Kind regards Rondo Roberts
Local Member for Llangollen Rural Wrexham county.



