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**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78  
APPEAL AT ARGOED LODGE, GATE ROAD FRONCYSYLTE  
WREXHAM LL20 7RH**

**PROPOSAL INSTALLATION OF REPLACEMENT WINDOWS TO FRONT  
ELEVATION (IN RETROSPECT)**

**COUNCIL'S STATEMENT OF CASE**

**PLANNING REF: P/2021/0606**

**PEDW REF: CAS-01401-B5P4S3**

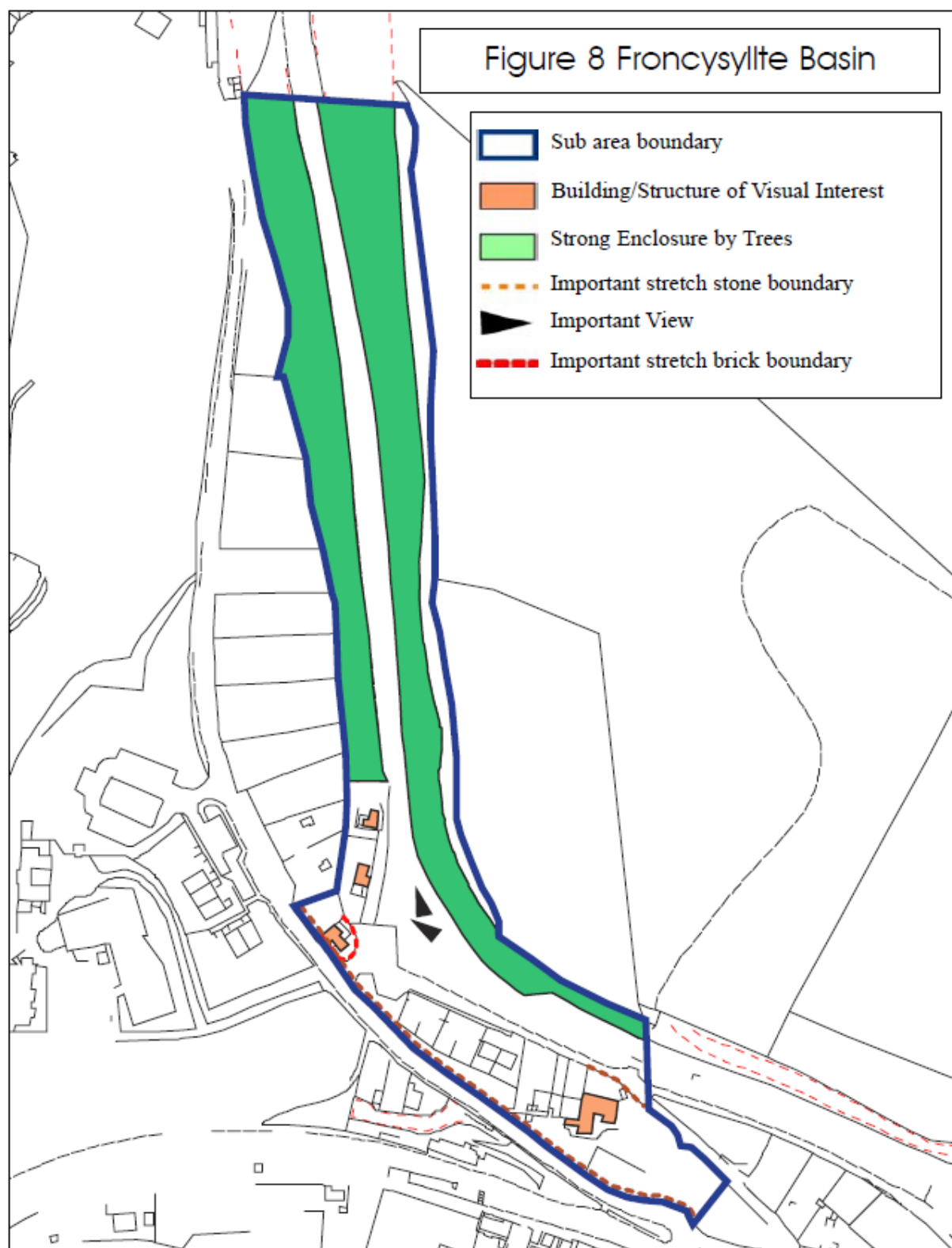
Details of the application, planning policies, consultations, and main issues are set out in the Planning Committee Report attached as appendix A. The documents referred to in the report have been supplied with the appeal questionnaire and are attached as appendices.

#### **4.0 THE COUNCIL'S CASE**

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. The supplementary planning guidance note 33 for the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS) also uses a photo 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."



Argoed Lodge



*Pontcysyllte Aqueduct Conservation Area Assessment and Management Plan July 2009*

#### Outstanding Universal Value, Sense of Arrival.

A journey along major road and rail access routes to the World Heritage Site creates a 'sense of arrival' for visitors and can help interpret the value of the World Heritage Site and its Outstanding Universal Value. Development proposals along the major tourist access routes will need to consider how the proposal relates to this 'sense of arrival' and how it can positively contribute to it.

The Buffer Zone has a value in its own right where it creates a 'sense of arrival' to the World Heritage Site. This includes buildings, sites or landscape features that contribute to the Outstanding Universal Value of the World Heritage Site. These features may not be visible to or from the World Heritage Site but may be important to the character of that particular part of the Buffer Zone.

For development with a significant influence on the 'sense of arrival' by virtue of its scale, size, location or nature a context appraisal will need to be undertaken as part of the Design and Access Statement. The Design and Access Statement will need to consider the various landscape and urban characters along the route including the character of the World Heritage Site and the Outstanding Universal Value of the site. The development design will need to react positively to this context.

For example with the Outstanding Universal Value in mind, a drive to the World Heritage Site through the rural valley gives views of the difficult geographical environment in which the World Heritage Site was engineered, reveals views of the monumental architecture, passes settlements with historic association to the World Heritage Site and finally a visit to the World Heritage Site reveals the engineering solutions to the difficult terrain. Context appraisal may reveal an opportunity to open up views of the World Heritage Site and the valley, it may provide historic industrial links, buildings or features that could be reflected in the design or it could provide inspiration for materials.

Minor development (householder, change of use) along the main access routes will have more limited impact, in these circumstances a high quality of design and landscaping in keeping with the locality will be required.



*Extract from Local Planning Guidance Note 33 showing Argoed Lodge photo*

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 design. The different method of opening further impacts the integrity of the building. I am unable to support uPVC windows in this building as it is not possible to adequately replicate the delicate design of the original wooden sash windows.



Window as installed

Policy EC7 of the adopted UDP for Wrexham County Borough states that “Within, and in close proximity to, conservation areas, the priority will be to preserve and/or enhance those buildings... which contribute to the unique character of the area”. Materials are identified as one of the elements which provides conservation areas with their unique characters.

TAN 24 regarding the Historic Environment includes information regarding decision making in World Heritage Sites and their Buffer Zones. It identifies World Heritage Site Buffer Zones (such as where Argoed Lodge sits) as areas where careful consideration needs to be given to the impact of proposals by decision makers. Guidance regarding the Pontcysyllte WHS and buffer zone is available in SPG 33 which details appropriate materials and forms of development. The development proposed under application P/2021/0606 is clearly contrary to this guidance.

The comments regarding pre-application discussions are not relevant as they were not carried out with the Local Planning Authority.

## **CONCLUSION**

The Council therefore respectfully requests that the appeal be dismissed.

## **SCHEDULE OF CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED**

There are no conditions appropriate to this retrospective application.

## **APPENDICES**

- A. Planning Committee Report
- B. Pontcysyllte Aqueduct Conservation Area Management Plan
- C. Local Planning Guidance Note 33 Pontcysyllte Aqueduct and Canal- World Heritage site