

Cerys Jones

From: Sharon Holman
Sent: 21 March 2022 09:02
To: planning_admin
Subject: P/2021/0893 - Holt Hill, Green Street, Holt.

Civ – SPAB consultation resp

From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 15 March 2022 09:19 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: Your ref: 169888 Our ref P/2021/0893 - Holt Hill, Green Street, Holt.

Good morning Sharon,

Our apologies for the delay in responding. Please accept this as confirmation that we have no further objections or comments to make on this application.

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 09 March 2022 10:34
To: Elgan Jones <elgan.jones@spab.org.uk>
Cc: Casework <casework@spab.org.uk>
Subject: Your ref: 169888 Our ref P/2021/0893 - Holt Hill, Green Street, Holt.

Hello Elgan,

I wonder if you've had chance to consider my email of 4 March 2022?

I have today received the attached photographs which now show the original dwelling removed with just the recently constructed extension remaining. Given that your objection was to the demolition of the original dwelling, and that this has now already taken place, it seems to me that this objection is no longer relevant to the remaining proposals to reconstruct the building.

Unless I hear from you to the contrary, within 14 days of the date of this email, I will assume that you have no further objections / comments to make on this application.

Kind regards
Sharon

From: Sharon Holman
Sent: 04 March 2022 10:14 AM
To: Elgan Jones (elgan.jones@spab.org.uk) <elgan.jones@spab.org.uk>
Subject: P/2021/0893 - Holt Hill, Green Street, Holt.

Good morning Elgan,

Thank you again for your email advice provided in October last year, also confirming your objection to the proposals.

We have since sought amendments to the scheme and we wrote to you on 14 January 2022 to draw your attention to the new plans. I was hoping to hear back from you to confirm if your objection can now be withdrawn?

We are looking to support the application, but with your objection still standing, I will need report to planning committee. This will significantly hold up the application being referred to CADW, as the next committee meeting isn't until June (because of the local elections). The applicants have been living in a caravan in the garden for some time now, and I am keen to resolve matters quickly if I can.

I have attached our thoughts on the amended scheme, and I would be grateful if you could confirm please if you are now content, so that I may forward this LBC application to Cadw?

Many thanks,
Sharon

Sharon Holman
Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer
Cynllunio a Rheoleiddio / Planning and Regulatory



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From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 19 October 2021 10:33 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Holt Hill, Green Street, Holt.

Your reference: P/2021/0893

Our reference: 169888

Holt Hill, Green Street, Holt.

Dear Sharon,

Thank you for consulting the SPAB over the proposals to demolish and reconstruct large portions of the grade II listed house. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

This application proposes to remove, replace and rebuild a significant portion of the grade II listed house. We are of the opinion that fully taking down the main elevation of the building is an unnecessary course of action, and it is hoped that further investigations into alternative processes will give a more satisfactory solution. Although we acknowledge that there appear to be some problems regarding the deterioration of the building fabric, we believe that the property remains entirely capable of repair and reuse. In our experience, where there is a willingness to work with existing fabric rather than take the easy route of demolition and redevelopment, then a solution can be found.

To this end, we would recommend that the applicant seeks advice from a structural engineer who is listed on the Conservation Accreditation Register for Engineers (<http://www.careregister.org.uk/>) and therefore has proven knowledge and expertise with regard to the conservation of historic structures and sites. We believe that further investigation into the cause of the structural movement might show that the issue can be tackled without major intervention and we are confident that with suitable input from a conservation-

minded professional it would be possible to prepare a strategy for the repair of the building that retains the historic fabric whilst upgrading it to allow a sustainable future use.

Whilst the creation of a facsimile structure may have the result of preserving something of the character of this section of Holt Hill in terms of the overall form, massing and general appearance, the site will unquestionably suffer a significant loss of integrity and authenticity. The new buildings will be a pale shadow of the existing structures, as they will no doubt be quietly 'squared up' and made to fit the rigid geometry of modern building practices. Any sense of patina or age will be eradicated and a great deal of the spirit of the place will be lost forever. This would seem to be an unjustified and undignified way to treat a worthy and much valued, though undesignated, heritage asset.

In summary, we wish to register an **objection** to the proposals contained within this application.

We trust our comments are helpful to you.

Kind regards,

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

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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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