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Kelly Maskell
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Eich cyfeirnod Your reference	APP/H6955/A/18/3213166
Ein cyfeirnod Our reference	qA1365849
Dyddiad Date	5 November 2018
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Dear Ms Maskell

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: NIGEL DARLINGTON
SITE AT: LOWER HONKLEY FARM, STRINGERS LANE, ROSSETT, WREXHAM LL12
0AP

Thank you for your letter of 9 October 2018, giving notice of an appeal against the refusal of planning permission and for new housing at the above site. This plot of land is adjacent to a building – Lower Honkley Farmhouse - that is listed grade II.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 10 October. This letter is intended to supplement that questionnaire.

The Welsh Government's policies for the protection of designated historic assets are set out in Planning Policy Wales (PPW) and TAN 24 and this appeal should be considered in the context of those documents. PPW explains that where development proposals affect a listed building or its setting, the primary consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

Cadw's Inspector of Historic Buildings, Nick Davies, has considered the information available and, on this basis, has offered the following comments:

The proposed development is on a site immediately to the rear of a listed farmhouse, Lower Honkley Farm, a sub-medieval cruck-framed house with late eighteenth century and early nineteenth century additions. The site housed small industrial / commercial units at one

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



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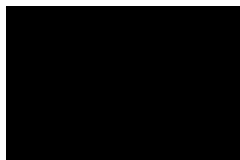
stage but these were demolished when the business ceased trading. The site forms part of a Green Barrier where obviously any new development is strictly controlled. A previous consent was granted for three new dwellings, partly justified on enabling development grounds to fund the restoration of the listed house, but the current proposal for five units is considered too intense by the planning authority and does not meet appropriate development criteria under planning policy.

The siting of the proposed development is also sensitive due to its close proximity to the listed farmhouse. The setting / backdrop one would expect for a small farmhouse such as Lower Honkley Farm is either open countryside or a traditional farmstead rather than a residential development with all its associated gardens, car parking and suburban clutter. Some effort has clearly been made to create a form that might suggest an L-shaped agricultural range which would certainly relate better to the farmhouse than the usual cul-de-sac of detached houses. However, the proposed elevations are uninspiring and lack any authenticity and are unlikely, therefore, to make any positive contribution to the overall composition. Accordingly, the intensive use of the site, the large number of units, the residential rather than agricultural use of the buildings, the number of cars and the creation of gardens and associated domestic structures all potentially compromise the currently unspoilt setting of the listed building.

This advice is provided without prejudice to consideration of the appeal, or any associated matter, by officials of the Welsh Government or the Welsh Ministers.

If you require any further information, please contact me.

Yours sincerely



P R Hobson
Protection & Policy