



Ancient Monuments Society

Defending Historic Buildings of all Ages and all Types

Ross Anthony

Case Work

Ancient Monuments Society

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Hello John

Re: Stables at Cedar Hall, The Green, Rossett, Wrexham, LL12 8RG

Application Ref. P/2021/0779

Thank you for consulting us on this application. We have reviewed the documents available on your website and while the AMS does not object to the principle of the conversion of this Grade II listed stables building, we have concerns with some elements of the design that need further consideration.

The extensive glazing to be installed within the courtyard openings make this part of the building appear overly domestic, and we would suggest more of the existing timber doors and fenestration are retained or reused to better reflect the past use of the building as a stables block and to maintain its established historic character.

No clear reason has been provided to explain why the fireplace in the former groom's room - as one of the few original features to be retained - will be boarded over rather than being kept as a feature in the proposed bathroom.

No section plans have been provided, so it is unclear how lowering the first-floor level will affect the ground floor rooms, or whether the new floor level would unacceptably cut across any of the existing door and window openings. This should be clarified.

It is also unclear if the stair to the loft is original, in which case it should also be retained in situ in the proposed kitchen, rather than being relocated to the other side of the room.

This advice is provided in accordance 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.

I would be grateful if the AMS could be informed of the outcome when this becomes available.

Regards,

Ross Anthony

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The Ancient Monuments Society (AMS) is one of the National Amenity Societies and, as such, is 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*. The Society also takes an interest in planning applications affecting historic buildings in conservation areas and undesignated heritage. We concern ourselves with historic buildings of all types and ages.