

**From:** Mark Walters <mark.walters@cpat.org.uk>  
**Sent:** 12 July 2018 15:53  
**To:** planning  
**Subject:** P/2018/0535 Demolition of Salem Chapel & replacement Dwelling at Pysgah Hill, Pentre Broughton - Objection

Dear Sir or Madam

Thank you for the consultation on this demolition and new building application.

This unlisted building is recorded on the Historic Environment Record as PRN 124060 - Moss Chapel and within the National Monuments Record as NPRN 7497 - SALEM NEWYDD INDEPENDENT CHAPEL. The building is a substantial stone built structure in the gothic style built in 1859. The chapel apparently closed in 1985. It is an imposing and well preserved building and contributes to the local history of the former industrial community at Moss and Pentre Broughton. The building is of at least local architectural and historical importance.

The application has provided no justification for the demolition other than that the applicants wish to clear the site to build a new house. The building appears to be in good condition externally with an intact roof. There is no structural survey supporting the application to explain why demolition is preferable to retention and conversion.

The building is clearly capable of being converted as the same applicants applied in 2016 (P/2016/0909) to convert it to a dwelling. There is no explanation in the current application setting out why conversion is no longer an option.

Consequently, as there is no justification for demolition and the building is of local architectural and historic interest we would wish to formally object to the demolition. The applicants should be encouraged to re-consider their earlier application for conversion of this building.

Should the demolition be permitted a Level 3 Building Survey will be required as a condition of consent.

Kind regards

Mark Walters

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