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Sophie Godfrey
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod Your reference	APP/H6955/A/18/3199486
Ein cyfeirnod Our reference	qA1347768
Dyddiad Date	9 May 2018
Llinell uniongyrchol Direct line	03000 259017
Ebost Email:	philip.hobson@gov.wales

Dear Ms. Godfrey

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: MR & MRS BRADY
SITE AT: 5 EDWARDS BARNS, CORNISH HALL, WREXHAM ROAD (A534), WREXHAM
LL13 9SW

Thank you for your letter of 13 April 2018, giving notice of an appeal against the refusal of planning permission for a garden shed at the above site. The building is not listed itself but is within the curtilage of a grade II listed building.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 20 April. 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 has considered the information available and, on this basis, has offered the following comments:

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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INVESTOR IN PEOPLE



The conversion of curtilage buildings around a listed house such as Cornish Hall is a controversial matter as it has the potential to compromise the setting. The planning authority rightly went to great trouble with the developer to agree the fine detail of the scheme to ensure any curtilage structures were carefully designed, landscaping was sensitively specified and car parking provision carefully positioned. Permitted development rights are removed to ensure there isn't a gradual contamination of the overall composition with the drip, drip of minor changes and this garden shed falls into this category. In isolation, it may seem a relatively minor intrusion in to the carefully planned landscape but it is part of the suburban clutter that spoils so many similar situations. If more storage is definitely required, opportunities to sympathetically extend existing masonry structures should be explored, using the same palette of colours and materials, rather than expecting an off-the-shelf garden shed to suffice.

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

CADW QUESTIONNAIRE

REFERENCE NUMBERS: APP/H6955/A/18/3199486

APPEALS BY: Mr and Mrs Brady

SITE AT: Edwards Barn, Cornish Hall Barns, Wrexham Road - A534, Wrexham, LL13 9SW

PLEASE TICK (4) THE APPROPRIATE BOXES BELOW.

1. Does the appeal relate to or involve the demolition or works to a listed building?	☐	☒ No
If Yes would you please provide an Architectural Assessment of the site by 11.05.18, in a form suitable for publication to the appeal parties invariably as typed documents and not minutes.		
2(a) Does the appeal site fall within a Conservation Area?	☐	☒ No
2(b) If Yes is Conservation Area Consent required for the proposed development?	☒	☐
2(c) If No to 2(b) should consideration be given to Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990?	☒	☐
3. Do you intend to submit any further information with regard to this appeal (other than an architectural assessment as at 1. above)? This should be submitted by 11.05.2018.	☒ Yes	☐
Signed  Date 20.4.18		
Name Philip Hobson (in BLOCK letters)		