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S. Bayliss
Case Officer
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod Your reference	APP/H6955/E/163152675
Ein cyfeirnod Our reference	qA1104171
Dyddiad Date	30 August 2016
Llinell uniongyrchol Direct line	01443 336017
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Dear M. Bayliss

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78

APPEAL BY: A.WILLIAMS

**SITE AT: 19 WYNNSTAY COURT, WYNNSTAY HALL ESTATE, RUABON, WREXHAM
LL14 6LA**

Thank you for your letter of 25 July 2016, giving notice of an appeal against the refusal of listed building consent for the replacement of existing wooden windows with uPVC windows at the above building. The building is not listed or within a conservation area, but is within the curtilage of a listed grade II* building.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 4 August 2016. 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 accompanying circular guidance - 61/96 and 1/98 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:

19 Wynnstay Court forms part of a long, low, brick and slate range positioned to the east of the driveway approach to Wynnstay Hall. It is part of the first complex of buildings one sees when

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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arriving at the site and so occupies an important and prominent position. Dwellings have been created in what were originally estate workshops. They turn their backs on the driveway, with only a single row of traditional, small-paned, casement windows breaking the west facing elevation, but no doors or access points. Access to the rear of the buildings is via a lane, branching off from the main drive. This leads to a partially screened area with parking and domestic gardens and the main east facing frontages to the dwellings. Some new units have also been built in this screened area, designed to look like original estate buildings in the same brick and slate construction with matching fenestration.

The authority has understandably striven to maintain an estate theme, removing permitted development rights to ensure a quality of materials and design to protect the overall character of the historic house and its associated buildings, protected further by its Registered Historic Parkland setting.

The authority's efforts were undermined somewhat by a planning appeal in 2012 which allowed the installation of plastic windows in one of the new build units (number 24). Planning permission was subsequently granted on the adjoining unit (number 22) for the same works. Fortunately, these windows have been carefully detailed with flush casements and a matching pattern of glazing bars so the damage to the character of the buildings has been reduced.

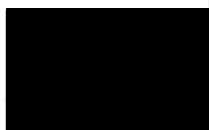
The owners of 19 Wynnstay Court want to adopt the same approach and replace their windows with plastic frames of the same style as 22 and 24 Wynnstay Court. The window frames in these east-facing elevations date from the conversion in 2000 and accordingly would not constitute historic fabric but still form part of a curtilage listed building. Replacement in plastic would have a similar impact to those at 22 and 24 Wynnstay Court, reduced by the inward looking orientation of the buildings. However, the historic west facing elevation is a completely different matter and a change to plastic would have a significantly negative impact on the character of these historic former workshops, on the approach to the hall and the overall character of this historic complex.

There is a clear danger that seemingly minor changes will, over a period of time, accumulate and contribute to a decline in the overall quality and authenticity of Wynnstay Hall and its associated buildings. However, plastic windows are, unfortunately, now part of this mixed, part new, part original development to the east of the drive and perhaps the introduction of accurately detailed plastic windows in the new build east entrance frontage, whilst still protecting the timber frames in the historical west facing elevation would, with reluctance, be an acceptable compromise.

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 NUMBER: APP/H6955/E/16/3152675

APPEALS BY: Alison Williams

SITE AT: 19 Wynnstay Court, Wynnstay Hall Estate, Ruabon,
Wrexham LL14 6LA

PLEASE TICK THE APPROPRIATE BOXES BELOW.

1. Does the appeal relate to or involve the demolition or works to a listed building?

Yes

No ☒

If **Yes** would you please provide an Architectural Assessment of the site by 5 September 2016 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?

Yes

No ☒

2(b) If **Yes** is Conservation Area Consent required for the proposed development?

Yes

No

2(c) If **No** to 2(b) should consideration be given to Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990?

Yes

No

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 5 September 2016.

Yes ☒

No

Signed



Date

2.8.16

Name

Philip Hobson (in BLOCK letters)