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Philip Thompson
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Eich cyfeirnod Your reference	APP/H6955/E/16/3149423
Ein cyfeirnod Our reference	qA1260602
Dyddiad Date	4 July 2016
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Dear Mr Thompson

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: BELLIS BROTHERS COUNTRY MARKET
SITE AT: FORMER BAPTIST CHAPEL, CHAPEL ST, HOLT WREXHAM

Thank you for your letter of 16 June 2016, giving notice of an appeal against the refusal of listed building consent for the conversion of the former Baptist Chapel, Chapel St, Holt to residential use. The building is listed grade II and is within a conservation area.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 23 June 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. Furthermore, it explains that if any proposed development would conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. By virtue of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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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special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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

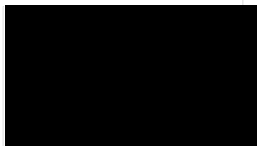
The former Baptist Chapel at Holt has been redundant and unoccupied for some time and a new use is to be welcomed if the building is to have a secure future. It is of a manageable scale and conversion to domestic use therefore appears to be feasible. The interior has lost its pews but retains its original balcony and simple character and proportions. Any conversion is likely to involve minor compromises but an accumulation of too many will inevitably overwhelm the building's general character. With any conversion of a listed building, the design must go with the flow of the original layout, rather than try and impose a pre-conceived idea of a domestic floor plan. The proportions and orientation of a chapel interior are rarely a surprise, a rectangular footprint with emphasis on the far end of the building with the set fawr and organ. Entry is usually under the balcony, which sometimes wraps around three sides. But the proposals for Holt Chapel go against this convention and involve the insertion of a new first floor structure changing the orientation and emphasis to the left side of the building, which is an alien arrangement and inevitably damaging to the character of the chapel interior.

The application appears to suggest that windows will be replaced with new double glazed units although in the appeal statement it is suggested a more sympathetic overhaul of existing frames, involving the retention of single glazing, would be possible. Dry lining of the interior is also proposed but this is not considered good conservation practice despite sometimes having been a reluctant compromise on similar schemes. On this particular project, it would just add to the unwelcome changes to the interior and contribute to the substantial loss of internal character.

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
Historic Environment Branch