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Anne-Marie Shivers
Case Officer
Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 7QQ

Eich cyfeirnod Your reference	2196476
Ein cyfeirnod Our reference	qA1045103
Dyddiad Date	29 May 2013
Llinell uniongyrchol Direct line	01443 336017
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Dear Ms Shivers

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: MRS HEATHER EVANS
SITE AT: 24 WYNNSTAY COURT, WYNNSTAY HALL ESTATE, RUABON, WREXHAM LL14 6LA

Thank you for your letter of 23 April, giving notice of an appeal against the refusal of planning permission for alterations at the above site. The building is not listed or within a conservation area.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 13 May 2013. 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:

24 Wynnstay Court is one of a number of new dwellings sited within a highly sensitive historic setting and it is understandable the planning authority, when originally granting consent, sought to control the materials used in their construction to ensure they achieved an authentic appearance, in tune with their historic neighbours. It was clearly felt that a replica design approach was preferable to a contrasting modern appearance, for the sake of the historic complex as a whole. An accurate attention to detail is therefore needed if the overall quality is to be protected and it seems reasonable that

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Cadw is the Welsh Assembly Government's historic environment Service. Its aim is to promote the conservation and appreciation of Wales's historic environment.

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this should extend to traditional timber doors and window frames. Changing this one element is likely to contribute to a cumulative decline and there is no reason why well detailed timber doors and frames should not last as long as their plastic counterparts.

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

[redacted]

Philip Hobson
Protection & Policy