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Dawn McGowan
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Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
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APP/H6955/A/11/2158667 &
APP/H6955/A/11/2158669
qA958995

23 September 2011

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kellyr@wales.gsi.gov.uk

Dear Ms McGowan

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78
APPEALS BY: MR D ROBSON
SITE AT: LAND ADJOINING ALYNDENE, CHESTER ROAD, ROSSETT, LL12 0HN**

I refer to your letter of 30 August enclosing a questionnaire regarding two appeals against the refusal of planning permission for the demolition of a garage, erection of dwelling and construction of associated access at the above site - which is close to the grade II listed Christ Church. The questionnaire related specifically to listed building and conservation area matters and was returned to you on 01 September. 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 (Conservation), Mr Nick Davies, has considered the information available. He has commented that the proposals involve the construction of a detached house on garden land between the village church and the private dwelling, Alyndene, the left hand half of a pair of semi-detached houses. In his view, the proposed dwelling is sensitively designed in a traditional style, of an appropriate scale and sits relatively comfortably between the church and Alyndene. In his opinion the row of three buildings (i.e. church, new house and Alyndene) should form an acceptable composition when viewed face on. However, when approaching from the north, the view of the church would be partially obscured by the new dwelling. It is felt that the generous spacing on either side of the existing pair of semi-detached houses would also be put out of balance by the development of the garden land to the left. Alyndene was clearly designed to have a view



from its side elevation across its garden to the church - evident from its detailed fenestration. The new development would block any aspect or views towards the church. Also, the garden currently provides car parking for Alyndene and if these vehicles then have to rely on land in front of the house this would, inevitably, crowd and clutter the building and diminish the character of the general streetscape. Overall, Mr Davies does not consider that the proposed dwelling adds anything positive to the setting of the listed building or the area in general.

This advice is provided without prejudice to consideration of the appeal, or any associated matter, by officials of the Welsh Assembly Government or the Welsh Ministers.

If you require any further information, please contact me.

Yours sincerely

Rhodri Kelly
Listed Building Consent Section