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Dawn McGowan
Case Officer
The Planning Inspectorate
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Eich cyfeirnod Your reference	APP/H6955/A/10/2121027
Ein cyfeirnod Our reference	A—CAL-18-09-qA771812/3
Dyddiad Date	03 March 2010
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Dear Ms McGowan

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEAL BY: MR JAMES STUART HUMPHREYS
SITE AT: 1 RACKERY HALL MEWS, RACKERY LANE, LLAY, WREXHAM, LL12 0QB

I refer to your letter of 02 February enclosing a questionnaire regarding the appeal against the refusal of retrospective planning permission to rebuild existing garden wall and replace existing gate between the house and garage south east elevation at the above named site. The questionnaire related specifically to listed building and conservation area matters and was returned to you on 10 February. This letter is intended to supplement that questionnaire.

The appeal site is adjacent to the grade II listed Rackery Hall (including attached forecourt walls).

The Welsh Assembly 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 Senior Conservation Surveyor has considered the information available and has made the following comments:

A boundary wall was apparently built at the time the barns were converted. From the photograph provided by Wrexham County Borough Council, the wall was a traditional brick structure with a simple opening for a gate. However, the wall has been altered to include a decorative arched gateway. Although a certain amount of creativity can be accommodated in a garden setting when it relates to a higher status house, the surroundings of former

Cadw yw gwasanaeth amgylchedd hanesyddol Llywodraeth Cynulliad Cymru. Ei nod yw hyrwyddo gwaith ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

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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outbuildings need to retain their simplicity. If adorned with inappropriate detail the buildings will inevitably lose their more humble character and the contrast with the house that they served will be diminished.

Accordingly, I would not recommend allowing the appeal.

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