
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 17/11/2020

gan K Sheffield, BA (Hons) DipTP
MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 10th December 2020

Appeal Decision

Site visit made on 17/11/2020

by K Sheffield, BA (Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 10th December 2020

Appeal Ref: APP/H6955/A/20/3250079

Site address: Holly Bush Inn, Well Street, Cefn Mawr, Wrexham, LL14 3AE

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Metcalfe against the decision of Wrexham County Borough Council.
 - The application Ref: P/2019/0777 dated 09/10/2019, was refused by notice dated 03/02/2020.
 - The development proposed is the construction of a temporary roof structure to enable gable end damp to dry out.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the whether the development would preserve or enhance the character or appearance of the Cefn Mawr Conservation Area.

Reasons

3. The Holly Bush Inn lies within the Cefn Mawr Conservation Area. It is identified in the Cefn Mawr Conservation Character Appraisal as a Building of Visual Interest and together with the hall to the north and former public house to the north west it forms an Important Townscape group.
4. The building occupies a prominent position at the junction of Well Street, Crane Street and Oxford Street. The two-storey property has walls of stone, brick and render under a slate roof. In recent years the sympathetic renovation of the building using traditional materials has been successful in retaining its historic character, particularly when viewed from Well Street. The property makes a significant contribution to the street scene and the wider Conservation Area.
5. The appeal proposal relates to the north eastern side elevation of the building where the ground levels are significantly below Well Street and the neighbouring hall. The elevation is a gable end built primarily of brick with a large section of stonework which extends from ground level to just below the top of the first-floor window. The stonework wraps around and extends along the elevation of the building facing Well Street. In addition, the retaining wall which also marks the boundary between the site and Well Street is built of stone with a brick capping.

6. The stonework within the side elevation is exhibiting symptoms of damp which the Appellant suspects is caused by rainwater runoff from the upper brickwork onto the stonework below. In order to protect the wall from the elements and allow it time to dry out it is proposed to install a projecting structure of corrugated metal sheet on a timber frame with mortar flashing at the top of the section of stonework. The structure would be approximately 5 metres in length and project approximately 0.4 metres from the wall at an angle of approximately 45 degrees. It is proposed that it would need to be in place for approximately 2 years.
7. I accept that views of the side of the building from public vantage points are restricted. However, the proposed structure would be visible in approaching the site from the north and west. Given its design, scale, materials and position on the elevation, I consider the structure would appear incongruous and would lack the quality of appearance necessary to ensure the protection or enhancement of the character or appearance of the Cefn Mawr Conservation Area. This would be contrary to Policies PS2 and EC7 of the Wrexham Unitary Development Plan which seek development which reflects the character of the area and the form, scale, detail and materials of the existing building.
8. I recognise that the Appellant considers the structure would only be for a temporary period to allow the damp problem in the side elevation to be addressed. However, from my observations on site it is evident that the damp is not restricted to the wall in question. Externally it can be seen in the stone boundary wall and the stonework in the elevation facing Well Street. Internally I observed damp at ground floor level on the wall in question and in an internal wall radiating from it. Sections of plasterboard on the lower part of these walls had been removed to expose the stone, but damp was visible in the remaining plasterboard. There was also evidence of damp in another area of the building where the floor is below the level of the pavement outside.
9. There is no evidence that a professional survey of the building or the wall in question has been undertaken to assess the extent of the damp or the possible causes of it. Consequently, in the absence of any definitive evidence to confirm that the proposal is necessary to address the damp problem I do not consider that the development is justified even on a temporary basis.
10. For the reasons given above, and having had regard to all other matters raised, I conclude that the appeal be dismissed.
11. In reaching my decision I have considered the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle, through its contribution towards the Welsh Ministers' well-being objective to build better environments.

K. Sheffield

INSPECTOR