

Louise Phillips

From: Sharon Holman
Sent: 08 April 2021 10:00
To: planning_admin
Subject: FW: Application Ref: P/2021/0198 - Bunkers Hill Cottage, Berse Lane, Bersham, Wrexham, LL14 4HT

Civ – consultation resp

From: Ross Anthony [<mailto:ross.anthony@ancientmonumentsociety.org.uk>]
Sent: 07 April 2021 17:25
To: Sharon Holman
Subject: Application Ref: P/2021/0198 - Bunkers Hill Cottage, Berse Lane, Bersham, Wrexham, LL14 4HT



FAO: Sharon Holman

By email: sharon.holman@wrexham.gov.uk

Re: Bunkers Hill Cottage, Berse Lane, Bersham, Wrexham, LL14 4HT
Application Ref: P/2021/0198

Thank you for consulting us on this application. We have reviewed the documents available on your website and the Ancient Monuments Society objects to the application in its current form.

We note the grade II listed cottages are in a highly ruinous state, however, we are concerned that the application appears to involve the complete demolition of the remaining structures to enable the construction of a new slab and a new dwelling in the style of the original cottages. This is not a faithful replica using original materials. The remaining walls and chimneys will be lost and the proposed floor plan do not relate to the historic structure, rather they provide an open plan layout that does not reflect the significance of the original two-room workers cottages. Further, the accompanying statement provides almost no detail about the significance of the listed building, the remaining historic building fabric, or potential archaeology.

The complete loss of the historic building would be contrary to the requirements of Technical Advice Note 24: The Historic Environment (TAN 24, May 2017) and the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

We would therefore recommend the applicant to commission a detailed Heritage Impact Statement by a suitably qualified conservation practitioner that would clearly determine the significance of the remaining structure and what changes are appropriate to sustain and enhance this heritage asset. Your Conservation Team will be able to advise.

I would be grateful if the AMS could be informed of the outcome when this becomes available.

Regards

Ross Anthony

Case Work

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The Ancient Monuments Society (AMS) is one of the National Amenity Societies and, as such, is a consultee on all Listed Building Consent applications involving an element of demolition as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015*. The Society also takes an interest in planning applications affecting historic buildings in conservation areas and undesignated heritage. We concern ourselves with historic buildings of all types and ages.