

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 30 May 2019 10:54
To: planning; Sharon Holman; Anna Irwin
Subject: Re: P/2019/0397 Knolton Hall Outbuildings

Dear Sharon

Thank you for the consultation on this application.

The Built Heritage Conservation Officer will need to be consulted on these proposals for her specialist advice.

The proposed alterations and extensions to the outbuildings at the rear of the Grade II* listed Knolton Hall will impact curtilage listed barns, stables and storage buildings of late 18th - 19th century date.

The supplied Design and Heritage Statement is very poor in terms of the information supplied and when referencing the correct guidance and legislation which should have been used to prepare the document. The Heritage Statement incorrectly refers to English guidance related to NPPF and the Historic England guidance on assessment of setting impacts. The impact will therefore need to be re-assessed and the report re-written (preferably by someone with a heritage or historic building conservation background) with reference to the Cadw Conservation Guidelines (2011), Planning Policy Wales (Edn. 10, Dec 2018), the Cadw Best Practice Guidance on Managing the Setting of Historic Assets in Wales (May 2017), the Cadw Best Practice Guidance on Heritage Impact Assessment in Wales (May 2017), the Cadw Best Practice Guidance on Managing Change to Listed Buildings in Wales (May 2017).

In addition the Design and Heritage Statement is particularly poor with regard to any detail about internal changes to the existing original fabric, fixtures and fittings of these outbuildings. The west wing of the middle block clearly has surviving elements of timber framing in the south elevation, but it is not clear whether the timber framing survives internally or will be affected by changes to the north elevation where an extension is proposed. A number of the buildings also retain original decorative and functional cobble floors and it is not clear whether these will survive or be removed.

Overall we find that there is insufficient and incorrect information supplied in the current Heritage Statement and we cannot comment in any detail on mitigation that may be necessary as a result of changes to the original fabric and layout of these buildings. The applicant should provide a revised and considerably more detailed Heritage Impact Assessment and accompanying Heritage Statement in accordance with the guidance set out above. The HIA should preferably be completed by a heritage professional with a background in historic building conservation.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

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Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

From: Cerys Jones <Cerys.Jones@wrexham.gov.uk>

Sent: 29 May 2019 09:56:17

To: Mark Walters

Subject: CONSULTATION - GENERAL LETTER - App ref P/2019/0397

Please find attached document

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