
Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 23/06/17

**gan Mr A Thickett BA (Hons) BTP
MRTPI Dip RSA**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 03.07.2017

Appeal Decision

Site visit made on 23/06/17

**by Mr A Thickett BA (Hons) BTP MRTPI
Dip RSA**

an Inspector appointed by the Welsh Ministers

Date: 03.07.2017

Appeal Ref: APP/H6955/E/17/3171474

Site address: Lionoak, Smithfield Green, Holt, Wrexham, LL13 9AJ

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 James Fletcher against the decision of Wrexham County Borough Council.
- The application Ref HOL P/2017/0029, dated 14 January 2017, was refused by notice dated 27 February 2017.
- The development proposed is the replacement of existing timber windows with new upvc windows in agate grey.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the proposed replacement windows would preserve or enhance the character or appearance of the Holt Conservation Area.

Reasons

3. Lionoak is the end house in a row of three cottages facing Smithfield Green. Lionoak dates back to the 17th century but has the appearance of a much later, Victorian cottage, which suggests the original was subject to significant alterations. Nevertheless, it is an attractive building and is identified in the Conservation Area Appraisal as a building of visual interest. It is one of a number of properties enclosing the green, which was the site of a medieval market, and includes another Victorian terrace. The Conservation Area Appraisal notes the contribution made by these cottages to the Conservation Area through their simple form and small gardens which create a sense of intimacy around the green.
 4. Other buildings surrounding the green include 20th century houses. Upvc windows are a common feature including on some of the terraced cottages. The Council acknowledges that the proposed Upvc windows would represent an improvement over the existing, unsympathetic modern soft wood windows. However, be that as it may, this is a historic building which (existing windows aside) makes a positive contribution to the Conservation Area.
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5. I acknowledge that the proposed finish is meant to mimic wood but, as illustrated by the photographs submitted by the appellant, the fact that an overtly modern material had been used would be clear and would appear significantly at odds with this historic building. In addition to the finish, original windows in buildings of this age are characterised by fine frames and glazing bars. Again, the appellant's photographs show windows with thick, clunky frames that would be completely unsympathetic to this historic building.

Conclusion

6. I have taken into account the insulating properties of the appellant's preferred choice of window but neither this, nor any other matter raised, outweighs my conclusion that the proposed windows would neither preserve nor enhance the Holt Conservation Area. I conclude, therefore, that the proposal conflicts with Policy EC7 of the Wrexham Unitary Development Plan 1996 – 2011 and that the appeal should be dismissed.
7. In reaching my decision, I have taken into account 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 of enhancing the culture and heritage of Wales.

Anthony Thickett

Inspector