

FAO Mr. Sharon Holman, Wrexham County Borough Council.
By email: sharon.holman@wrexham.gov.uk

31st August 2017

Your ref. P/2017/0647

Our ref. 33999.

Dear Sharon,

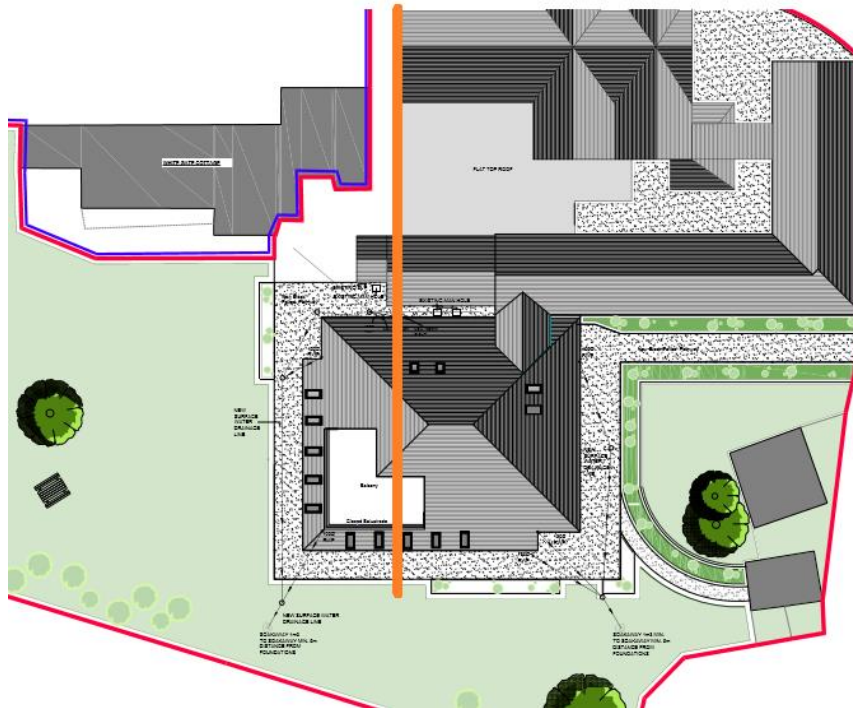
Replacement of existing extension with new at West Arms Hotel, Llangollen, Wrexham.

Thank you for notifying the SPAB of the application to extend the Grade II listed hotel. We have not had the opportunity to visit the site but have reviewed the documentation submitted on the planning section of your website and would like to provide the following observations.

It is proposed that an existing flat roofed single storey extension located to the north west of the building is removed and replaced with a larger two storey structure to accommodate a function space and a bridal suite on the first floor. This existing flat roof single storey extension does not appear to directly connect to the earlier part of the building located to the south east and has no architectural or historic significance. We are therefore supportive in principle that it could be taken down and replaced by a design more suitable for this context.

The historic development of this site is not covered within this application. The measured survey of the existing floor plan shows a wall of considerable thickness to the north west of the lounge bar and continuing alongside the corridor. In the absence of any historic analysis of the site, we would like to highlight this and query if there is a record of any other earlier structures on the site of the proposed enlarged extension.

At present, our principle objection to this application is the scale of the new development. We strongly feel that the new extension is too large and should not extend beyond the existing building line of the north east elevation (highlighted on the extract plan on page 2). The 3d visualization on drawing P01 clearly demonstrates the impact on long views to and from the historic hotel having extended beyond this building line.



[Signature]

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