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The Planning Inspectorate
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Eich cyfeirnod Your reference	3178694
Ein cyfeirnod Our reference	
Dyddiad Date	13 September 2017
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Dear Sir/ Madam

APPEAL - LLANERCH COTTAGE, YR OCHR, FRONCYSYLLTE, LLANGOLLEN

Thank you for your letter of 3 August 2017 inviting our comments on the appeal against the refusal of planning permission at the above site.

The Welsh Government's policies for the protection of designated historic assets are set out in *Planning Policy Wales (PPW)*, *TAN 24 Historic Environment*, *Conservation Principles for the Sustainable Management of the Historic Environment* and the Welsh Government's recently published best practice guidance including the *Setting of Historic Assets* which are available from our website at the following links:

<http://cadw.gov.wales/historicenvironment/policy/historicenvironmentbill/guidancedocuments/?lang=en>

<http://cadw.gov.wales/historicenvironment/conservation/conservationprinciples/?lang=en>

<http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

We have considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled monuments, listed buildings, registered historic parks, gardens and landscapes and the World Heritage Site of Pontcysyllte Aqueduct and Canal in north-east Wales. Our comments are provided without prejudice to the final decision by the Welsh Ministers and I attach a copy of our assessment.

In summary, we are concerned that the proposed basement/lower ground floor would be a significant alteration that would have an impact on the Outstanding Universal Values of the World Heritage Site if it was visible across the valley. Therefore, we recommend that if the appeal is upheld, the basement/lower ground floor of the proposed extension should be heavily screened from view by vegetation and that this vegetation is maintained to prevent the proposed extension having an impact on the Outstanding Universal Values of the World Heritage Site. Furthermore, while the

Cadw yw gwasanaeth amgylchedd hanesyddol Llywodraeth Cymru. Ein nod yw hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

Cadw is the Welsh Government's historic environment service. Our aim is to promote the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



cottage is not listed as a building of special architectural or historic interest, the substantially enlarged structure makes no effort to be locally distinctive and would form a prominent and unwelcome intrusion into the rural landscape detracting considerably from the cumulative contribution made by the numerous surrounding listed structures.

Yours sincerely

Nichola Davies
Diogelu a Pholisi/ Protection and Policy

APPEAL - LLANERCH COTTAGE, YR OCHR, FRONCYSYLLTE, LLANGOLLEN

ASSESSMENT

Scheduled Monument

The proposed development is located some 775m south of scheduled monument DE175 Pontcysyllte Aqueduct and Canal. It will be located on the opposite side of the valley at a higher level than the canal and in theory would be visible in views from the canal. However, the trees lining the canal along with the vegetation surrounding the proposed development are likely to substantially screen the extension in this view even in winter. Consequently, we consider that the proposed development will not cause damage to the setting of the scheduled monument.

Historic Park and Garden

The boundary of the registered Argoed Hall historic park and garden lies 270m south and at a higher level. The formal gardens and identified significant views face westward towards the River Dee and the proposed development will not be in these views. The park is now extensively wooded and it is therefore unlikely that the proposed development will be visible in any views from the park. We therefore consider that the proposed development will not cause damage to the setting of the registered Argoed Hall historic park and garden.

World Heritage Site (WHS)

The proposed development is not located inside Pontcysyllte Aqueduct and Canal WHS but is located in its' buffer zone. The buffer zone has been drawn around the WHS to allow historic, cultural and landscape elements which contribute to its authenticity and integrity and therefore to its Outstanding Universal Value (OUV) to be conserved.

The property is a historic building shown on the 1st edition of the Ordnance Survey at which time it appears to have been larger, with a possible barn attached to the southwest. The surviving historic building has three bays and two storeys with the upper floor lit by dormer windows, it is rendered with a slate roof. A small single storey porch is centrally positioned to the front. A modern extension has already been added to the southwest side of the surviving historic building. This extension projects slightly forward of the existing building and adds another bay to the property.

The current proposal is to add a much larger extension of 5 bays to the northeast side of the original building. In style this will be of a similar form to the original structure but will also require a basement/lower ground floor due to the topographic and geological situation, and therefore the extension will be of three storeys. At ground level a balcony will wrap around the extension and be accessed by two large patio doors as will the basement/lower ground floor.

While the proposed development will significantly increase the size of the current property, it is noted that a previous extension of a similar footprint to the proposed one has been previously granted but this extension was only of two storeys without the basement/lower ground floor.

The property is prominently sited on the hillside above Froncysyllte. At present, the building is screened from view from the Dee Valley by vegetation. However, the construction works will clear much of the screening vegetation and clearly, given the inclusion of a balcony in the design, it is intended to restrict any future vegetation growth at a much lower level to allow the view across the valley to be seen. The

proposed building will therefore become much more prominent in the views across the valley.

The World Heritage Site was inscribed due to the engineering advance shown in the design of the canal and especially the aqueducts as it crossed difficult geographical features, and the surrounding landscape and buildings contribute to an understanding of the challenges of building the canal and the changes it brought to the surrounding area.

The view across the valley of the hillside above Froncysyllte is of a heavily wooded steep slope interspersed with small two storey buildings. Llanerch Cottage with the proposed extension will therefore stand out as a much larger structure. However, as noted above, historically Llanerch Cottage was much larger, although the extension was on the opposite side of the building to the proposed one. As such, a two storey extension, whilst increasing the size of the current building, would not be a significant change to the historic position. However, the basement/lower ground floor would be a significant alteration producing a structure which is not in keeping with others in the immediate area. We would therefore have considerable concern that it would have an impact on the Outstanding Universal Values of the World Heritage Site if it was visible across the valley. Therefore, there is a need for the basement/lower ground floor of the proposed extension to be heavily screened from view by vegetation and that this vegetation is maintained in order for the proposed extension not to have an impact on the Outstanding Universal Values of the WHS.

Listed Buildings

The following listed buildings are within proximity of the proposed development:

1295 Trevor Old Mill (grade II)
1348 Argoed Hall (grade II)
1349 Stables at Argoed Hall (grade II)
1546 Plas Yn Y Pentre (grade II*)
19960 Former Mount Zion Primitive Methodist Chapel and Graveyard (grade II)
19961 War Memorial (grade II)
20261 Fron-uchaf Farmhouse (grade II)
20262 Farm Building at Fron-Uchaf Farm, with front garden wall (grade II)
87536 Bridge No. 34 over Llangollen canal near Plas-Yn-Pentre (grade II) and
87486 Bridge No. 35 over Llangollen canal near Plas-yn-Pentre (grade II).

The list descriptions for each building are available online from the following weblink:

<http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

The appeal property occupies a prominent hillside position in a rural landscape dotted with humble dwellings, many little more than one-and-a-half storey traditional farmhouse / cottages. The proposed extension would radically change the scale, form and character of this cottage with features such as the patio windows on two levels, the balcony and the row of nine dormers on the main elevation, completely alien to the local vernacular. Although the cottage is not listed, the substantially enlarged structure makes no effort to be locally distinctive and would form a prominent and unwelcome intrusion into the rural landscape and would detract considerably from the cumulative contribution made by the numerous, surrounding listed structures.