

Gemma James
Case Officer
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod Your reference	APP/H6955/A/173178856 & 3178860
Ein cyfeirnod Our reference	qA1302777
Dyddiad Date	16 August 2017
Llinell uniongyrchol Direct line	03000 259017
Ebost Email:	hobsonp@wales.gsi.gov.uk

Dear Ms James

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEALS BY: APP-CHEM LTD - APP/H6955/A/173178856 & APP/H6955/A/3178860
SITE AT: APP-CHEM HOUSE, HUGMORE LANE, LLAN-YPWLL, WREXHAM

Thank you for your letter of 6 July 2017, giving notice of appeals against the refusal of planning permission and listed building consent by Wrexham County Borough Council for works at the above site to demolish a large modern industrial unit immediately adjacent to a farm outbuilding and replace it with new housing units. The outbuilding is to be retained and converted to residential use. The out-building itself is not listed but its being treated as a curtilage structure to an adjacent grade II listed farmhouse.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 9 August. This letter is intended to supplement that questionnaire.

The Welsh Government's policies for the protection of designated historic assets are set out in Planning Policy Wales (PPW) and TAN 24 and this appeal should be considered in the context of those documents. PPW explains that where development proposals affect a listed building or its setting, the primary consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

Cadw's Inspector of Historic Buildings has considered the information available and, on this basis, has offered the following comments:

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes 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.



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There are two distinct elements to the proposals. Firstly the conversion of a curtilage building – a long, two-storey, traditional, brick-built farm range – to form four dwellings. And secondly, the residential development of the adjoining land, once cleared of its existing industrial buildings, to provide a further twelve dwellings.

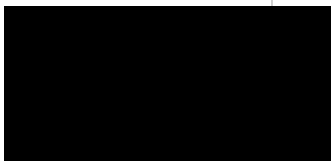
The agricultural range is at right angles to the listed farmhouse i.e. gable end to the road, with its principal elevation facing the farmhouse. The rear elevation adjoins / faces the modern sheds / proposed residential development land. One of the challenges of the conversion element of the scheme is the proposal to make this rear elevation the new principal elevation of the new conversions. It currently has a substantial lean-to running its full length and traditional nineteenth century window frames to the ground floor add to the building's overall character. The plan is to radically alter the existing form by demolishing this lean-to completely. Unfortunately, this doesn't have the benefit of revealing an original elevation as much of this has been removed as part of internal alterations in the past. The intention is to reinstate a new elevation but what is proposed has borrowed nothing from the original north elevation or the ground floor fenestration which is to be removed. The result is an uninspiring suburban elevation with little or no connection to the historic farmstead.

The second part of the proposal, to develop the site for housing, could perhaps be seen as no worse than the modern agricultural / industrial sheds that are to be cleared. But it certainly misses the opportunity to borrow from or be inspired by the historic farmstead it will adjoin. Such a farmstead in its heyday could have grown larger with a second, substantial courtyard of buildings and, perhaps, this would have been a more compatible form than the suburban arrangement that is proposed, assuming housing is deemed suitable for this location.

This advice is provided without prejudice to consideration of the appeal, or any associated matter, by officials of the Welsh Government or the Welsh Ministers.

If you require any further information, please contact me.

Yours sincerely

A large black rectangular box redacting the signature of P R Hobson.

P R Hobson
Protection & Policy

CADW QUESTIONNAIRE

REFERENCE NUMBERS: 3178856 & 3178860

APPEALS BY: APP-Chem Ltd

SITE AT: App-Chem Ltd, App-Chem House, Hugmore Lane, Llan-y-Pwll, WREXHAM

PLEASE TICK (4) THE APPROPRIATE BOXES BELOW.

1. Does the appeal relate to or involve the demolition or works to a listed building?

Yes	
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If **Yes** would you please provide an Architectural Assessment of the site by 17 August 2017, in a form suitable for publication to the appeal parties invariably as typed documents and not minutes.

2(a) Does the appeal site fall within a Conservation Area?

	No
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2(b) If **Yes** is Conservation Area Consent required for the proposed development?

	X
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2(c) If **No** to 2(b) should consideration be given to Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990?

	X
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3. Do you intend to submit any further information with regard to this appeal (other than an architectural assessment as at 1. above)? This should be submitted by 17 August 2017.

Yes	
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Signe  Date 9.8.17

Name Philip Hobson (in BLOCK letters)