

Site at Land Fronting Gate Road, Froncysyllte, Llangollen

Appeal Reference APP/H6955/A/2229845

Supplementary Statement by ML Hildebrandt

I wish that the content of this brief statement is read alongside the existing documentation provided on behalf of the appellant for this appeal.

I purchased Argoed Hall including the above mentioned Site in 2006. At the time of purchase planning permission had been granted to convert the Hall to 7 flats with large parking facilities and the construction of a row of garages opposite the main entrance to the Hall. I decided that this proposed development would severely impact the effect of and detract from the Hall and the grounds, and I therefore opted not to proceed with the scheme.

I submitted revised plans that reduced the loss of garden to parking spaces to a minimum, and planning permission was granted in 2006 to convert the Hall into 4 town houses. The effect of the revised planning permission was to reduce the impact on the Hall and grounds. As part of that consent I made a conscious decision to place the main entrance some 50 metres from the road entrance effectively distinguishing the entrance to the Hall from the Site. This decision was taken as the land forming the Site was scrub land and detracted from the more formal layout of the rest of the grounds, and over a period of 2-3 years I refurbished the Hall and its grounds including the appeal site.

On or about the 4 June 2008 I met Elisabeth Whittle of CADW (EW) at Argoed Hall to discuss the standard of the refurbishment that had taken place to the Hall and grounds. Whilst we discussed the various historical features of the Hall and its grounds I was particularly interested to discuss the historical value of the site. During those discussions EW stated that the site did not hold any historical value, save as to the woodland bounded by the A5 on the southern boundary.

We discussed the possible development of the site EW stated that she could not see any objection in principle but required sight of any proposal before making any comment. By an email dated 5 June 2008 I sent EW a sketch of the proposed building in respect of the site, and in her response via an email dated 18 June 2008 EW raised various comments but in line with previous discussions no objection was raised in principle to the development of the appeal site.

To the best of my knowledge the above statement is a true and fair record, and I trust this background information provides further evidence in support of the appeal.

M L Hildebrandt

(NB: As a corollary I decided that I would pursue to develop the site. A benefit from any development is that the site will be maintained and will not revert back to scrub land.)