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Hefin Jones
Case Officer
Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 7QQ

Eich cyfeirnod Your reference	H6955/A/13/2191368
Ein cyfeirnod Our reference	qA1058379
Dyddiad Date	27 February 2013
Llinell uniongyrchol Direct line	01443 336017
Ebost Email:	hobsonp@wales.gsi.gov.uk

Dear Mr Jones

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: RICHARD DONE
SITE AT: 7 PENYLLAN STREET, OVERTON, WREXHAM

Thank you for your correspondence which was sent to me by e-mail on 6 February 2013, giving notice of an appeal against conditions attached to the granting of planning permission for continued use of the above premises as a delicatessen and cafe. The building is listed grade II and is within a conservation area.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 26 February 2013. 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 accompanying circular guidance - 61/96 and 1/98 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. Furthermore, it explains that if any proposed development would conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. By virtue of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Cadw's Inspector of Historic Buildings has considered the information available and, on this basis, has advised that this appeal does not appear to involve any conservation

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

Cadw is the Welsh Assembly Government's historic environment Service. Its aim is to promote the conservation and appreciation of Wales's historic environment.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



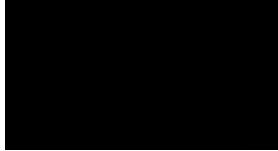
Llywodraeth Cynulliad Cymru
Welsh Assembly Government

issues.

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



Philip Hobson
Protection & Policy

CADW QUESTIONNAIRE

REFERENCE NUMBERS: APP/H6955/A/13/2191368

APPEALS BY: Mr Richard Done

SITE AT: 7 Penyllan Street, Overton, 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 6 March 2013, 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?

Yes	
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2(b) If **Yes** is Conservation Area Consent required for the proposed development?

	No
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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?

Yes	
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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 6 March 2013.

Yes	
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Signed



Date

19.2.13

Name

Philip Hobson (in BLOCK letters)