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|-------------------------------------|--------------------------|
| Eich cyfeirnod<br>Your reference    | APP/H/11/2167606         |
| Ein cyfeirnod<br>Our reference      | qA2167606                |
| Dyddiad<br>Date                     | 17 February 2012         |
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Dear Ms McGowan

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78  
APPEAL BY: DAVID IAN BARNETT  
SITE AT: PONCEN MELYN, GARTH ROAD, GARTH, LLANGOLLEN**

Thank you for your letter of 10 January to Rhodri Kelly, giving notice of an appeal against the refusal by Wrexham County Borough Council of listed building consent for the alteration of first-floor rear window to a door with steps leading down to the back garden at the above site. The building is listed grade II.

I enclose with this letter the Cadw questionnaire related specifically to listed building and conservation area matters. 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.

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

The elevation that would be affected by the proposals has a formal, somewhat austere character with three window openings arranged symmetrically below the eaves. Some thought has clearly been given to the alteration of one of the window openings to form a doorway but, unfortunately, the overall impact is damaging to the character of the listed building. Not only is the frame to be altered, the cill and stonework beneath it removed but rustic steps and handrails are proposed to provide access to the new opening. The simplicity and uniform appearance of the elevation is inevitably

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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**



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compromised and cluttered by the proposed changes. The building inspector has apparently confirmed that a new access is not required but presumably the existing window frame could be carefully adapted to provide a means of escape if considered to be desirable, rather than creating a permanent doorway. As well as maintaining the external appearance of the building it would avoid damaging the character of the interior with its original panelling.

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  
Casework Manager