Ellie Jones

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 29 August 2025 17:45
To: planning_comments
Subject: Application Ref: P/2025/0287 - 67 ACTON GATE, WREXHAM, LL11 2PW

FAO: Lauren Rowlinson

Address: 67 ACTON GATE, WREXHAM, LL11 2PW

Application Ref: P/2025/0287

Proposal: LISTED BUILDING CONSENT FOR INSTALLATION OF REPLACEMENT WINDOWS.

Statutory Remit: Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society and a consultee on Listed Building Consent applications, as per the *Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent. We have reviewed the documentation available on your website and must object to the proposed use of uPVC windows on this grade II listed building.

UPVC tends to have a detrimental effect on the architectural interest of historic buildings when compared with wood because of its anachronistic and inappropriate appearance and isn't a material that is appropriate for the age and architectural qualities of this listed building. One of the key principles of the Arts and Craft movement was that it that championed hand-craftsmanship over mass-produced, poor-quality items and installing uPVC fittings would be harmful to the significance of the house and to the historic interest surround the aspirations for the Sutcliffe's garden suburb at Acton Gate.

The service life of PVCu windows is relatively short (less than 25 years) compared to well-maintained historic windows (many of which survive for over 100 years), and a uPVC replacement window will have a higher carbon cost than a traditional window that has been upgraded to improve its energy efficiency.

Regards

Ross Anthony

Case Work

HISTORIC BUILDINGS & PLACES

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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the ***Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021***. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.