Penderfyniadau Cynllunio ac Amgylchedd Cymru
Planning & Environment Decisions Wales

Appeal Decision

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by G Hall BSc (Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 24.11.2025

Appeal reference: CAS-04394-R0P0G8

Site address: Pear Tree Cottage, 2 Wynnstay Hall Estate, Ruabon, Wrexham LL14 6LA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Shane Pearson against the decision of Wrexham County Borough Council.
- The application Ref P/2025/0035, dated 3 April 2024, was refused by notice dated 15 April 2025.
- The development proposed is to replace the existing wooden windows and doors with UPVC.
- A site visit was made on 12 November 2025.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The Council's reasons for refusal allege conflict with policies in the Wrexham Local Development Plan (LDP). However, the Council's decision to adopt the LDP was quashed by the High Court on 19 May 2025. Consequently, the development plan now comprises Future Wales (FW) and the Wrexham Unitary Development Plan 1996–2011, adopted in 2005 (UDP). The Council has identified the UDP policies it considers most relevant to the appeal, and the appellant has had the opportunity to comment on these.

Main Issue

3. The main issue is the effect of the proposal on the setting of the Grade II* listed Wynnstay Hall and on the setting of the Grade II listed Estate Cottage at Wynnstay Hall.

Reasons

4. The Historic Environment (Wales) Act 2023 provides the legislative framework for the protection and sustainable management of the historic environment in Wales. Section 314A of the Town and Country Planning Act 1990 (as amended) requires that the decision maker, in considering whether to grant planning permission which affects a listed building or its setting, must have special regard to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest that it possesses. Planning Policy Wales (PPW) and Technical Advice Note (TAN) 24 reflect these statutory duties.

5. The appeal property is a two-storey detached dwelling located within the Wynnstay Hall Estate. The estate includes Wynnstay Hall, a substantial Grade II* listed building, together with a collection of traditional estate buildings arranged around it and areas of more recent residential development, all set within extensive landscaped grounds. Some estate buildings are listed in their own right, including the Grade II listed Estate Cottage to the north of the appeal site.

6. The wider estate contains a range of buildings that are now in residential use. Although they vary in scale and design, together they form a visually cohesive and well-integrated group. The arrangement has been handled sensitively, preserving the historic character of the estate and providing an attractive setting for Wynnstay Hall.

7. The appeal property lies within a compact group of older buildings that includes the listed Estate Cottage to the north. Despite variations in roof form and detailing, these buildings share traditional materials and, notably, consistent window proportions and design. This creates an architecturally coherent group that contributes positively to the setting of the Estate Cottage.

8. This group also plays a role in framing the wider setting of Wynnstay Hall. While physically separate, the historic buildings in this part of the estate form part of the traditional estate layout, and their preserved character helps maintain the estate's legibility and historic coherence.

9. To the east of the appeal property lies a more recent development of detached dwellings, which feature UPVC windows and, in some cases, conservatories. These modern elements are visible in views looking east from the appeal property and from the lane leading to it. UPVC doors and windows are also present on other buildings within the estate, including the long building near the main drive, which contains more modern rear-projecting elements, as well as the more recently constructed dwellings to the rear of that building.

10. The proposal would replace the existing timber windows and doors of the appeal property with UPVC units. The introduction of UPVC in this context would erode the traditional detailing that currently unifies the historic group. The appeal property's existing fenestration contributes directly to the special interest and setting of the Estate Cottage. The proposed replacement would interrupt that visual coherence and introduce a modern material that would undermine the authenticity and character of this historic grouping. Accordingly, the proposal would result in a clear and harmful effect on the setting of the Grade II listed Estate Cottage.

11. Turning to Wynnstay Hall, the preservation of traditional detailing within its wider estate is important to understanding its historic development and to appreciating its architectural status. The immediate group around the appeal property forms part of this wider estate context. The loss of traditional fenestration within this group would weaken the architectural consistency and estate character that presently supports the Hall's setting. Although the harm to Wynnstay Hall would be indirect, it would still be real and measurable and therefore engages the statutory duty.

12. I have carefully considered the appellant's arguments regarding reduced maintenance and cost, improved thermal performance, and better security. However, these factors attract only limited weight and do not outweigh the considerable weight afforded to preserving the setting of the respective listed buildings. Furthermore, there is no evidence to show that such objectives could not be achieved by alternative means that would avoid this harm.

13. Having given special regard to the desirability of preserving the listed buildings and their settings, I find that the proposal would be contrary to UDP Policies PS2, GDP1 and EC9, which together require development to respect local character, protect the historic environment, and maintain the quality of the built form.

Conclusion

14. For the above reasons and having regard to all matters raised, I conclude that the appeal should be dismissed.

15. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

G Hall

INSPECTOR