Council for British Archaeology

BUILDINGS ARCHAEOLOGY CASEWORK TEAM



A National Amenity Society

Tyler Fox
Planning Case Officer
Wrexham County Borough Council
By email: tyler.fox@wrexham.gov.uk; planning_comments@wrexham.gov.uk

28 April 2026

Pickhill Farm, Pickhill, Cross Lanes, Wrexham, LL13 0UL. Application No. P/2026/0208.

Dear Tyler,

Thank you for notifying the Council for British Archaeology (CBA) of this application.

Summary

The CBA are broadly supportive of the principle of the refurbishment of this historic farmhouse, noting that it is in need of repair to ensure its sustainable future use, but we recommend that some revisions are made to the proposed plans to minimise the harmful impacts on the historic structure.

Significance

Pickhill Farmhouse is a large H-plan sixteenth century dwelling, constructed of timber framing with brick infill. There is a rubble masonry nineteenth-century two-storey addition with a cellar to the north, and traditional and modern agricultural outbuildings. Internally, the historic character of the building is clearly legible, although in need of refurbishment.

The form, fabric, impressive scale, and traditional character of the farmhouse have historic and evidential value, which are recognised in its Grade II listing. This indicates that the building is of national importance. Its location and position within a traditional farmstead also hold evidence about the use and development of land management and agricultural practices within the area, which contribute to its evidential value.

Comments

The CBA previously objected to application P/2025/0242, which proposed the total demolition and replacement of the building. This would clearly have caused substantial harm to the building's historic and evidential value. We therefore welcome these proposals for the building's reinstatement and repair.

While our preference would generally be for the retention and repair of historic fabric, we note that the north-east range is structurally unstable. We support the retention and reinstatement of historic features including chimney breasts; if your local authority is minded to approve this application, we recommend that the detailed design and materials of this reconstructed wing are secured by condition.

We do not object to the demolition of the existing modern kitchen and lean-to extensions. However, we have concerns regarding the proposed new dining room extension. The current plans propose the removal of a large section historic external wall to create an open-plan space, which will harm the legibility of the historic floor plan and will require further structural interventions to support the floor above. The CBA do not consider that this element of the proposals is adequately justified, and recommend that the plans are revised to retain the historic wall and utilise the existing doorway to access the new dining space. Fortunately, due to the scale of the existing farmhouse, an adequately sized extension can be accommodated in this area and still remain subservient to the existing historic building, subject to the right design.

A further area of concern is the proposed removal of the first-floor structure within the existing store, in the south-west corner of the building. While this is described as later, the phasing plan suggests that this area dates to around the eighteenth/nineteenth century and therefore has historic value. It is unclear why the vaulting of this section is necessary; we recommend that this element of the proposals should be omitted.

We share the concerns raised by the SPAB regarding the proposed replacement of the ground-floor sub-floor. We are concerned that this will require the removal of historic and significant floor finishes, and will introduce an unsuitable modern material which will lead to the long-term deterioration of the historic building's fabric. We recommend that this area of the proposals is revised, in consultation with a historic building expert, to ensure that the materials used and extent of interventions are suitable for the building.

The following sections of Planning Policy Wales are relevant to this application:

> 6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building … For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses.
>
> 6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use.

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> 6.1.13 Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.

We support the recommendation made by Heneb for a recording of the building to be made prior to refurbishment to retain a record of historic fabric which will be altered or removed as part of the proposed works.

Recommendation

The CBA are broadly supportive of the principle of the repair and refurbishment of this Grade II listed historic farmhouse. We recommend that the plans are **revised** to retain the existing historic wall between the proposed kitchen and dining room extension, and to retain the existing first-floor structure of the store room. We also request that a revised schedule of works is proposed for the sub-floor structure, using a suitable conservation-led methodology and minimising the loss of historic fabric.

If this application is not revised, we recommend that it be refused, as in its current form the proposals are not adequately justified and will cause harm to the special qualities of the listed building. The application therefore does not fully meet the requirements of paras. 6.1.10, 6.1.11 and 6.1.13 of Planning Policy Wales.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Dr Alison Edwards
Listed Buildings Caseworker

The Council for British Archaeology (CBA) was established in 1944 and is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in **Regulation 9 (Notification to the Amenity Societies and the Royal Commission on the Ancient and Historical Monuments of Wales, 2024) of the Historic Environment (Wales) Act.**

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