From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 18 August 2026 17:23
To: Tyler Fox <Tyler.Fox@wrexham.gov.uk>
Cc: planning_comments <planning_comments@wrexham.gov.uk>
Subject: St Mary's House, 14 High Street, Overton, Wrexham,

Your reference: P/2026/0505

Our reference: 220941

St Mary's House, 14 High Street, Overton, Wrexham,

Dear Tyler,

Thank you for consulting the SPAB on the proposals to replace the windows and doors at the Grade II listed house. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

Windows make a significant contribution to the character and appearance of a listed building, and their replacement can have a considerable impact on its special interest. It is therefore important that the condition of the existing windows is independently assessed to determine whether replacement is necessary or whether sympathetic repair would be appropriate. At present, the application does not provide sufficient evidence to demonstrate the condition of the existing windows or justify their wholesale replacement.

The general arrangement and design of the proposed windows appear broadly appropriate. However, we query the proportions of the glazing to window WF04 and whether a three-over-three sash arrangement may be more appropriate in this context and more reflective of the character of the building.

We would also question the use of plant-on glazing bars to the proposed new sash windows. Whilst these may replicate the general appearance of the traditional glazing pattern, they do not replicate the construction, depth, shadow lines and detailing of a true timber glazing bar. In the context of a listed building, where the authenticity and quality of replacement windows are particularly important, we consider that properly formed glazing bars integral to the construction of the sash would provide a more appropriate and sympathetic solution than applied decorative bars.

The proposals also include 22mm-thick double glazing. Typically, where double glazing is introduced into new sash windows in historic buildings, slimline units are used, often ranging between approximately 6mm and 14mm overall thickness, to reduce their visual impact and weight. We therefore query why 22mm-thick glazing is considered necessary in this context and whether a thinner, more appropriate glazing specification could be adopted.

In summary, the applicant would benefit from providing further evidence to demonstrate that the existing windows are beyond reasonable repair and that replacement is necessary. Where replacement is justified, we consider that there are opportunities to refine the proposed window details, including the glazing arrangement, construction of the glazing bars and thickness of the glazing units, in order to lessen their impact on the character and special interest of the Grade II listed building.

We trust our comments are helpful to you.

Kind regards,

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

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