From: planning_admin
Sent: 01 September 2026 11:18

Subject: FW: P/2026/0495 - Plas Newydd, Pont Adan, Ruabon, Wrexham

From: Elgan Jones
Sent: 18 August 2026 12:33
To: Sharon Holman
Subject: Plas Newydd, Pont Adan, Ruabon, Wrexham

Your reference: P/2026/0495

Our reference: 220959

Plas Newydd, Pont Adan, Ruabon, Wrexham

Dear Sharon,

Thank you for consulting the SPAB over the proposals to take down a portion of the building and install new rainwater goods 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.

We are in principle supportive of the proposed removal of the dilapidated single-storey brick structure to the north-east of the site. However, the application provides very limited information

regarding the remedial and making-good works that will be required to the 16th-century elevation following its removal.

The proposed 1:100 scale elevation indicates a new boarded door within the existing opening. We recommend that, should listed building consent be granted, a condition is appended requiring detailed drawings and supporting information for the proposed door and joinery to be submitted to and approved by the LPA prior to installation. This should include details of the timber, construction, finishes and fixings, together with an explanation of the design rationale, to ensure that the new door is appropriate to the historic character and significance of the building.

We also recommend a condition requiring details of all making-good and remedial works to the exposed masonry to be submitted for approval prior to the works commencing. This should include any repointing, repairs to masonry, structural works and other associated remedial measures. Given the significance of the listed building, these works should be carefully specified to ensure that historic fabric is retained wherever possible and that appropriate materials and techniques are used.

We are also in principle supportive of the proposals to renew the rainwater goods. However, the submitted drawings do not appear to identify the proposed locations of the downpipes, nor do they provide sufficient information to confirm how these will be fixed. We recommend that the detailing is amended to demonstrate that fixings will be located within mortar joints rather than into historic masonry. We also query whether any ground disturbance is proposed in connection with the renewal of the rainwater goods, including works to connect the downpipes to the existing soakaways. If groundworks are required, further information should be provided regarding their extent and methodology, particularly given the archaeological and historic significance of the site.

Finally, the photographs included within the HIA demonstrate that the building is currently in poor condition and that additional works may be required in the short term to stabilise the building and safeguard its character, significance and historic fabric. Whilst the HIA makes reference to some of these issues, we understand that the necessary repair and stabilisation works do not form part of the current application.
We would therefore encourage the LPA and applicant to consider the wider repair and maintenance requirements of the building alongside the proposed works. At the very least, the immediate measures necessary to prevent further deterioration of the historic fabric should be clearly identified and addressed.

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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