From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 08 September 2026 12:46
To: planning_comments <planning_comments@wrexham.gov.uk>
Cc: Lauren Rowlinson <Lauren.Rowlinson@wrexham.gov.uk>
Subject: Application Ref: P/2026/0542 - CORNISH HALL, WREXHAM ROAD - A534, HOLT, WREXHAM, LL13 9SW

FAO: Lauren Rowlinson

Address: CORNISH HALL, WREXHAM ROAD - A534, HOLT, WREXHAM, LL13 9SW

Application Ref: P/2026/0542

Proposal: Listed building consent for internal alterations.

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. Unfortunately, the documents have been heavily redacted and, in terms of assessing harm verse benefit, the justification for some of the changes is not clear. HB&P provide the following comments regarding the potential heritage impacts for consideration:

Radiator cover – It is assumed this change is only for the radiator mentioned, but if other radiators are to be covered, it should be conditioned to ensure no fixings are made to any of the important historic panelling, exposed timber frames, etc.

Secondary glazing – No details of the secondary screen fitting have been provided. The photo shows an existing timber panel attached to the door. This may be okay for a temporary addition, but if this is a permanent alteration to a historic door, a more sympathetic solution is likely needed. If privacy is needed, HB&P recommend an opaque removable film is added to the glass, rather than a solid panel.

Outdoor fencing – Limited information and plans are provided, but the fencing is a rather solid addition in an otherwise open setting beside the Hall. Is the fencing sufficiently screened by vegetation to minimise its visual impact on setting? Otherwise, tall, open, pool style fencing in a dark colour that better blends in with its surrounds would be preferred.

Floor coverings – Your authority should clarify what the construction/ materiality of the existing floors are, as the vinyl may create a unbreathable layer that traps moisture. If considered necessary, a breathable membrane underlay may be needed.

Stair – It is unclear if this is a historic or modern stair. While the screen attachment is 'bolted on' and doesn't physically alter the stair railing, it is visually intrusive. The justification is redacted, but if this is necessary, any consent should be on a temporary basis to ensure it is removed as soon as possible.

HB&P defer to the advice of your conservation team on all other matters.

Regards

Ross Anthony

Case Work

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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered Charitable Incorporated Organisation in England and Wales (no. 1210157). 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.