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Our Ref: LG/KN0082-26

26 October 2026

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

Via Planning Portal

Dear Sir/Madam,

RE: Application for Listed Building Consent for proposed works to 37 existing windows and 2 existing doors at the Wynnstay Arms, 43 High Street, Ruabon, Wrexham, LL14 6BL
Planning Portal Ref: PP-15291931

Weare instructed by Frederic Robinson Ltd to submit an application for listed building consent for proposed works to the windows and external doors at the Wynnstay Arms Hotel, High Street, Ruabon. As part of a recent site inspection, 33 existing timber windows in the property were assessed in terms of their character, condition, heritage value, and contribution to the overall significance of the listed building. It was apparent that, whilst the principal elevations present a coherent appearance, the windows are of varying ages and levels of significance and several of the existing windows were noted to be modern replacements.

In general, the site inspection found that the majority of existing timber windows in the building are in a fair working order and the minor defects observed are typical of traditional timber sash windows and include localised decay to sills and bottom rails, deterioration of putty, isolated broken glazing, and wear to sash cords. Some distortion and joint movement were also noted within a number of the sashes.

The objective of the programme of proposed works to the windows and doors is to improve the condition, helping to ensure the building is maintained in good working order, to improve thermal and acoustic performance of the building, where appropriate, as part of wider measures to enhance energy efficiency and guest comfort and to replace four, existing UPVC windows with new timber windows to improve the character of the building.

Specifically, the application seeks permission for the following works:

"Listed building consent for proposed repairs to 22no existing timber frame windows inclusive of secondary glazing to 11no windows; replacement of 11no timber windows with new timber frame windows incorporating slim-profile double glazing; replacement of 4no UPVC windows with new timber frame windows incorporating slim-profile double glazing; and proposed replacement of 2no external doors on a like for like basis".

The application has been submitted via the Planning Portal. In addition to the forms, the application comprises the following:

Drawings:

- Location Plan 006 – P1
- Cellar and Ground Floor Plan 000 – P1
- First and Second Floor Plan 001 – P1
- Existing Elevations 005 – P1
- Proposed Doors 009 – P1
- Proposed Replacement Window Details 010 – P1
- Typical Windows Details 011 – P1
- Typical Sash Window and Secondary Glazing Detail 012 - P12

Documents

- Heritage Impact and Design and Access Assessment (inclusive of window survey).

Site and Surroundings

The Wynnstay Arms Hotel is a Grade II listed (Cadw Ref: 1625) in use as a pub and restaurant with function room and guest bedroom accommodation.

The building occupies a prominent corner plot at the junction of High Street and Park Street, within the centre of Ruabon and the Ruabon Conservation Area. The building is highly visible within the historic streetscape and is located opposite the Church of St Mary's, a focal point of the historic settlement. Its position, scale and architectural character contribute to its landmark presence within the village.

The building also forms part of the wider historic context associated with the Wynnstay estate, whose influence is evident along Park Street, including the former estate entrance and the adjoining estate workers' cottages.

To the west of the of the Wynnstay Arms is the church of St Marys Church and its associated churchyard. The church, which is of medieval origins, is the key landmark building within the village and forms the terminus to views from Park Street.

The existing building is roughly L shaped in form fronting Park Street to the south and High Stret to the west, To the east, the building fronts a large car parking area and the pub's beer garden, beyond which is a public footpath and then St Mary's School. To the north, the site is bound by the 10 High Street and its associated garden.

The building is constructed in a mix of dark and lighter orange brickwork and local sand stone with slate covered roof.

Proposal

The works for which listed building consent is sought consist of the following:

a) Minor repair of 22no existing timber windows to ensure they are maintained in good working order and minor defects are addressed to prevent water ingress and more significant deterioration to fabric.

b) Installation of secondary glazing to 11 no existing timber windows.

c) Replacement of 11no existing modern timber windows with new traditionally detailed timber windows to match incorporating slim-profile double glazing.

d) Replacement of 4no existing UPVC windows with new timber frame windows incorporating slim-profile double glazing.

e) Like for like replacement of 2no existing timber doors.

Assessment

The submitted Heritage Impact and Design and Access Assessment identifies that the proposed repairs and secondary glazing, and the replacement of modern timber windows and doors on a like-for-like basis, would have a neutral effect on the significance of the listed building and the character and appearance of the conservation area. The replacement of existing uPVC windows with appropriately detailed timber sash windows would remove unsympathetic modern features and result in a limited beneficial effect. The proposed works represent a proportionate and carefully considered response to the condition, significance and performance of the existing windows and doors. Subject to implementation in accordance with the submitted drawings and details, the works would sustain the significance of the heritage assets while securing appropriate improvements to the building's continued use and performance.

Overall, the proposals would conserve the special architectural and historic interest of the Grade II listed Wynnstay Arms Hotel and conserve the character and appearance of Ruabon Conservation Area. The proposed works therefore accord with Policies EC9 and EC7 of the Wrexham Unitary

Development Plan, which respectively require development affecting listed buildings to respect their setting and character and development within conservation areas to preserve or enhance the elements that contribute to their special character.

Conclusion

The proposed works have been assessed to cause no harm to the significance of the Wynnstay Arms Hotel or to special character and appearance of Ruabon Conservation Area and the proposed works are considered to be in compliance with both local and national planning policy and advice.

The applicant wishes to continue to work with the LPA Conservation Officer on these proposals and as such, if you have any queries in relation to the submission, please do not hesitate to contact me.

Yours faithfully,

