



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 19/3/22

gan **Mr A Thickett BA(Hons) BTP Dip
RSA MRTPI**

**Arolygydd a benodir gan Weinidogion
Cymru**

Dyddiad: 27/05/2022

Appeal Decision

Site visit made on 19/3/22

by **Mr A Thickett BA(Hons) BTP Dip
RSA MRTPI**

**an Inspector appointed by the Welsh
Ministers**

Date: 27/05/2022

Appeal Ref: CAS-01401-B5P4S3

Site address: Argoed Lodge, Gate Road, Froncysyllte, Llangollen, LL20 7RH

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by J Nicholson against the decision of Wrexham County Borough Council.
 - The development proposed is replacement windows.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. On the planning application form the proposed works are described as replacement windows. The text that follows indicates that all the windows would be replaced and states that bespoke replacements have been made. No details of the proposed windows have been submitted. A ground floor window has been replaced.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Poncysyllte Aqueduct Conservation Area.

Reasons

4. The Poncysyllte Aqueduct Conservation Area extends along the Llangollen canal roughly southwards from Trevor Basin in Poncysyllte, across the aqueduct to Froncysyllte. Argoed Lodge lies at the southern end of the Conservation Area and adjoins the World Heritage Site (WHS). The Poncysyllte Aqueduct and Canal was designated a WHS; *'for its outstanding universal value as a masterpiece of canal engineering and an outstanding representation of the improvement of transport during the Industrial Revolution'*.
5. The Poncysyllte Aqueduct Conservation Area Assessment and Management Plan describes Argoed Lodge as: *'a brick-built 2 storey Lodge of much character (which) marks the entranceway to the Conservation Area on the west. It has a canted bay and open*

slated porch to the front and sliding sash windows, those to the top in a lancet form with sandstone dressings. As a building of visual interest, retaining much of its original features, Argoed Lodge forms an appropriate marker at the gateway into the Conservation Area'.

6. The window that has been replaced is a large ground floor window facing Gate Road. Other than the door and windows to the later extension, all the other windows are wooden. The first floor windows are worth noting, being arched and particularly attractive. The timber windows have an elegance and fine detail in keeping with the age and style of the Lodge. In contrast the frames and detailing of Upvc window already fitted are thick and clunky and very obviously constructed of a modern, unsuitable material for a property of this age. Especially in a building in such an important location at the entrance to the Conservation Area and WHS.
7. In support of her case, the appellant draws my attention to the planning permission for the extension which includes Upvc windows but that permission is subject to a condition requiring the windows to be timber. I acknowledge the efforts made to refurbish Argoed Lodge but these efforts and improvements have been undermined by the installation of the wholly unsympathetic window already fitted. I see no reason why timber replacements could not offer similar benefits in relation to insulation and noise reduction.

Conclusion

8. For the reasons given above and having regard to all matters raised, I find that the proposed development would not preserve the character or appearance of the Poncysyllte Aqueduct Conservation Area. I conclude that proposal conflicts with Policy EC7 of the Wrexham Unitary Development Plan 1996-2011, adopted 2005 and that the appeal should be dismissed.
9. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of making our cities, towns and villages even better places in which to live and work.

A Thickett

Inspector