

APPLICATION NO:
P/2019 /0394

LOCATION:
31 HIGH STREET WREXHAM
LL13 8HY

DATE RECEIVED:
15/05/2019

COMMUNITY:
Offa

DESCRIPTION:
LISTED BUILDING CONSENT FOR
REFURBISHMENT OF GROUND
FLOOR OFFICE AND CHANGE OF
UPPER FLOORS TO 6 NO. FLATS

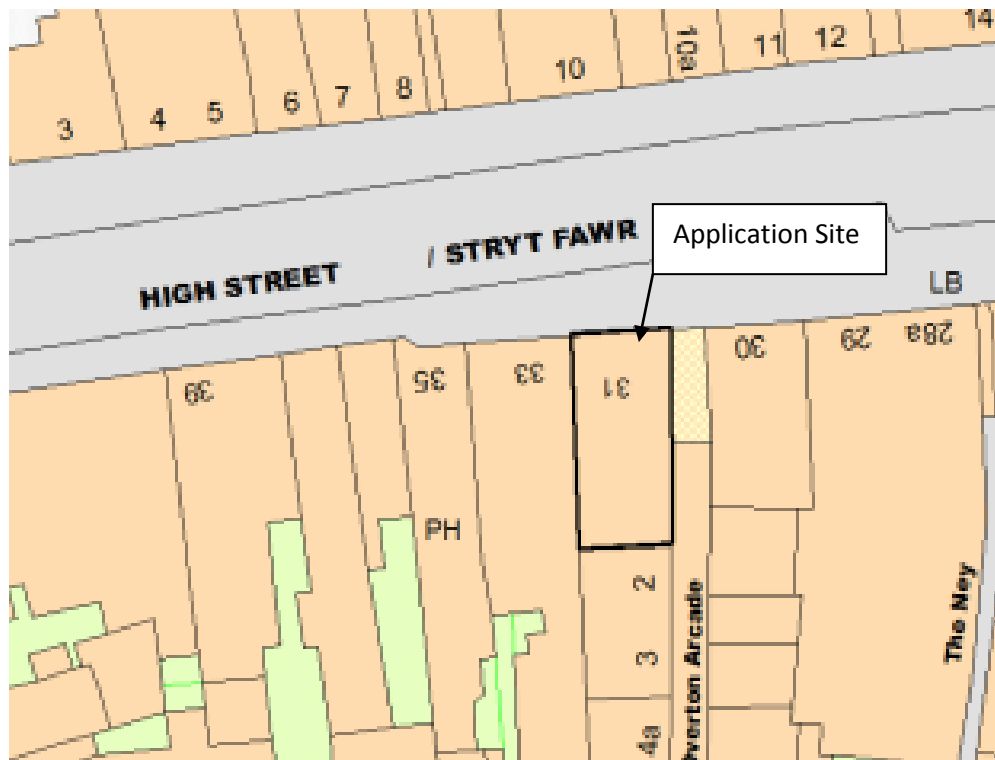
CASE OFFICER:
MR

WARD:
Offa

APPLICANT(S) NAME:
MR NEIL MOIR

AGENT NAME:
CB ARCHITECTURAL
DESIGN
MR CRAIG BAUGH

SITE



PROPOSAL

The application seeks listed building consent for the refurbishment of the ground floor office and change of use of upper floors to 6 no. flats.

The application site is Grade II listed. A full planning application under P/2019/0395 runs concurrent with this application.

HISTORY

P/2000/1028 Change of use from office to café/bar (ground and first floors). Refused 28/07/2003.

DEVELOPMENT PLAN

Within Conservation Area. UDP policies EC7 and EC9 apply.

CONSULTATIONS

Community Council:	Object. Proposals for the front elevation are approved. Development is over intensive. No parking provision. No parking provision provided. Bins should not be left on Overton Arcade. The use of suitable materials must apply.
Local Member:	Notified 28.05.2019.
Press Notice:	Expired 29.06.2019.
Site Notice:	Expired 29.06.2019.
Neighbours:	No representations received.

SPECIAL CONSIDERATIONS

Impact on special architectural and historic interest of the listed building: No external works are proposed to the frontage of the building.

Sky lights would be replaced, as would 2 no. windows. Details and specification of these would be secured by condition, where required.

Internally, certain historic features remain. The full extent of any repairs would need to be assessed and agreed and this would be secured by condition requiring submission of a Historic Survey.

Samples of the proposed replacement slates and ridge tiles would need to be submitted for the re-roofing of the building. The extent of repair or replacement of the roof timbers would also need to be secured by condition.

Conservation Officer raises no objection.

CONCLUSION

Subject to the conditions mentioned above, the proposal is not considered would result in harm to the special architectural or historic interest of the listed building and would comply with UDP Policy EC9.

RECOMMENDATION: That Listed Building Consent be GRANTED

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:1250 Location Plan, Window / Door Schedule (Ref: 811/S(2)07A), 1:50 Proposed Floor Plans Rev D, Dwg No. 811/A(2)07, Dwg No. SW016, Dwg No. SW/005/06A, Ultimate Rose Technical Drawings, Storm - Lower vertical sliding sash unit, Horizontal Sliding Unit, Dwg No. DS-247) and as contained within the application documentation.
3. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.
4. Prior to installation, details of the specification for the window labelled WS10 as outline on the submitted Window / Door Schedule ((Ref: 811/S(2)01A), shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
5. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
6. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.
7. No works to any timbers shall take place until a timber condition survey has been undertaken and a report of the findings etc. submitted to and approved in writing by the Local Planning Authority. The report shall include the extent, type and methodology of any repairs and/or replacement. Works shall only be carried out in strict accordance with the details as are approved.
8. Prior to their installation, details of any new insulation or ventilation shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
9. No works shall commence until a detailed historic building survey has been undertaken of the ground, first and second floor of the building and survey drawings and/or report has been submitted to and approved in writing by the Local Planning Authority. The survey plan shall be fully annotated indicating precisely the extent of and dates of fabric affected by the changes including, for example, works to cornices, plasterwork and floors, etc. The survey drawings and/or report shall also include full details of all new/replacement works proposed. Works shall only be carried out in strict accordance with the details as approved.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 4. In the interest of safeguarding the architectural and historic interest of this Listed Building.
 5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 6. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
 7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 8. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
 9. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
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