In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MR LEE CHALONER

Reference P/2024/0149

Agent MR CARL HUGHES
HDS ARCHITECTURAL
The Foundry
15 Yorke Street
Wrexham
LL13 8LW

Date Received 27/02/2024

Decision Date 02/10/2024

Planning (Listed Buildings and Conservation Areas) Act, 1990

Location of Application

61 KING STREET, WREXHAM, LL11 1HR

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A MEWNOL / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 24 – The Historic Environment

Wrexham Local Development 2013 – 2028:
Policy SP15: Historic and Cultural Environment

Revision	Date	Description of Decision
0	02/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): [KS/PD/01-As Existing Floor Plans, KS/PD/02-As Existing Elevations, KS/PD/03 REVISION A-Proposed Floor plans, KS/PD/04-Proposed Elevations and KS/PD/05-Site Location Plan]

3. No works shall commence until a Level 2 photographic survey as detailed in section 5 (p.26) of Historic England's Understanding Historic Buildings (2016) has been carried out and submitted and approved by the Local Planning Authority. After approval by the Local Planning Authority, digital copies of the resulting survey photographs should then be deposited with the National Monuments Record of Wales in Aberystwyth.

4. Prior to their installation on the building, appropriately scaled drawings fully detailing all new or replacement secondary glazing, window repair/refurbishment, thermal upgrades, fireproofing and detection, and ventilation and extract - (please note, that no vents will be permitted on the front elevation) shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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3 To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy DM1 of the Wrexham Local Development Plan.

4 To ensure the works reflect the character and appearance of the building in accordance with Policy SP15 of the Wrexham Local Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council