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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 29

Suffix:

Property Name:

Address Line 1: Chester Street

Address Line 2:

Town/city: Wrexham

Postcode: LL13 8BG

Description of site location (must be completed if postcode is not known)

Easting (x): 333596

Northing (y): 350514

Description:

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Baines

Company Name

Bayliss Baines Ltd

Address

Address line 1

29 Chester Street

Address line 2

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 8BG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Craig

Surname

Baugh

Company Name

CB Architectural Design

Address

Address line 1

41 Foster Road

Address line 2

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 2LT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Removal of three internal partitions

Has the development or work already been started without planning permission?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/10/2024

Has the development or work already been completed without planning permission?

- [ ] Yes
- [x] No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- [ ] Don't know
- [ ] Grade I
- [ ] Grade II*
- [x] Grade II

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

- [ ] Yes
- [x] No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- [ ] Yes
- [x] No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [ ] Yes
- [x] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [x] Yes
- [ ] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

926/L(-)01, 02, 03 & 04.
926/Sk01, 02, 03 & 04.
926/HIS.

Materials

Does the proposed development require any materials to be used in the build?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Internal walls

Existing materials and finishes:
Refer to drawings 926/Sk03 & Sk04.

Proposed materials and finishes:
Refer to drawings 926/Sk03 & Sk04.

Type:
Ceilings

Existing materials and finishes:
Refer to drawings 926/Sk02, Sk03 & Sk04.

Proposed materials and finishes:
Refer to drawings 926/Sk02, Sk03 & Sk04.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to drawings 926/Sk02, Sk03 & Sk04.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

21/10/2024

Details of the pre-application advice received

Hi Bill,

As discussed on-site, before any further works are undertaken you'll need to submit an application for Listed Building Consent to seek approval for the works you've already done. It makes sense for you to include all of the other elements that you'd like to undertake at the same time and then you'll have everything boxed off at the same time. I've listed the works we discussed below, please let me know if anything is wrong or missing:

Second floor – removal of the dividing wall between the two rooms upstairs to create one larger space – this work has already been undertaken without consent.
Plastering of the walls in the above room and making good the decoration – this will need to be a breathable lime plaster as discussed – plaster specification i.e. material and mix will be needed
We discussed replacing the existing two doors to the room above, but it was advised to retain them as they are historic
Potential need to reinforce the second floor structure to take the weight of a snooker table – you should seek the advice of a qualified structural engineer who has experience of working with traditional/listed buildings – this will need Listed Building Consent
Repairs/potential replacement of the rooflight over the staircase – the condition should be assessed to understand if replacement is needed – Replacement will need Listed Building Consent
First Floor back office ceiling repair – this should be assessed by a suitably experienced plasterer, I do suspect however, that much of the plaster will need to be removed - plaster specification i.e. material and mix will be needed
Removal of stud partition – this is noted as being more historic than "stud" suggests as evidenced by the lath and plaster construction, however, it is obviously a later addition to the space – this has been partially removed without consent, consent is needed
Ground floor bathrooms – obvious signs of damp and the facilities need refreshing and updating
Partition in the opticians – a later intervention to the space which cuts across the chimney breast and high level plaster coving – removal would need Listed Building Consent

I would consider the following to be "repairs" and subject to receiving details of how they are to be undertaken and the materials used would be happy to agree these informally via email and not require a full formal application, which would allow you to progress these works whilst waiting for the Listed Building Consent application to run its course.

Second floor plastering
Repairs to the stairwell rooflight
First Floor back office ceiling
Ground floor bathrooms

I hope this makes sense, please do let me know if you have any further questions or if I have misunderstood or forgotten anything else we discussed on Monday.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the building to which this application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Craig

Surname

Baugh

Declaration Date

03/12/2024

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Craig Baugh

Date

03/12/2024