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/2024/1528

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Date Received 04/10/2024

Decision Date 20/12/2024

Historic Environment (Wales) Act 2023

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 12 : Design
TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	20/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

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

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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):

- Bicycle Store Details: Wall Dock Customer Drawing A1;
- Bicycle Store Details: Wall Dock Spacing A1;
- Proposed Floor Plans, Drawing No. KS/PD/03 Rev C;
- Proposed Elevations, Drawing No. KS/PD/04 Rev C;
- Site Location Plan, Drawing No. KS/PD/05 Rev A;
- Design and Access Statement and Heritage Impact Assessment;
- Dwg no. KS/BR/05 - Secondary glazing details approved under Planning Application Ref: P/2024/1453.
- Recording report and photographs approved under Planning Application Ref: P/2024/1453.
- Photo survey location plan approved under Planning Application Ref: P/2024/1453.

3. Prior to their installation, details of the replacement external doors shall be submitted to and approved by the Local Planning Authority. Section drawings shall be submitted showing the frame, sill and head details, door thickness, any glazing units and information on any ironmongery. The development shall thereafter be carried out in complete accordance with the approved details.

4. Prior to their installation on the building, appropriately scaled drawings fully detailing 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)

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

Applicant Mr Lee Chaloner

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2024/1528

Date Received 04/10/2024

Decision Date 20/12/2024

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

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

3. To ensure the works reflect the character and appearance of the building in accordance with Policy SP15 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