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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: 21

Suffix:

Property Name: White Horse

Address Line 1: High Street

Address Line 2: Overton

Town/city: Wrexham

Postcode: LL13 0DT

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

Easting (x): 337321

Northing (y): 341894

Description:

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Nuttall

Company Name

Joules Brewery

Address

Address line 1

Longford House Farm

Address line 2

Longford

Address line 3

Town/City

Market Drayton

Country

UK

Postcode

TF9 3PW

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

Miss

First name

Bryony

Surname

Crossland Davies

Company Name

Asquith Development Ltd

Address

Address line 1

36

Address line 2

Stafford Street

Address line 3

Town/City

Market Drayton

Country

United Kingdom

Postcode

TF9 1JB

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)

The proposed application involves the remodelling, adaptation, and conversion of the White Horse Inn from a public house into six private residential apartments, organised to create two apartments per floor. The renovation will retain the existing form of the building, in line with the original structure. Restoration works of the building's fabric will be necessary, particularly to the external walls and windows, where improvements in insulation will be incorporated. Internal remodelling will also be required to create the new apartment layouts, including the addition of separating floors and walls. Key architectural features, such as coving, will be preserved, with new walls carefully integrated around existing elements. Any original fireplaces would remain in their original positions, and the ornate staircase and banister features will be left untouched (see Heritage Impact Statement). To the rear of the property, a spacious garden area offers an ideal opportunity for the provision of shared utility spaces for the apartments, including cycle storage and a designated bin area. This area will also retain a communal outdoor space, enhancing the town centre courtyard setting with features such as seating and landscaped planting areas, promoting both functionality, aesthetic appeal, and health and wellbeing of the residents. Close collaboration with the Local Planning Authority and Conservation Officer will ensure that all works use high-quality materials that complement the character of the Overton Conservation Area, helping to restore and preserve this important heritage asset.

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

◯ Yes
⊘ 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*
⊘ Grade II

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

◯ Yes
⊘ No

Demolition of Listed Building

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

◯ Yes
⊘ No

Related Proposals

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

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

LBC for conversion of stores and toilet area to dining facilities - P/2008/1094
Conversion of stores and toilet area to dining facilities - P/2008/1093
Conversion of stores and toilet area to dining facilities - P/2009/0393
LBC for conversion of stores and toilet area to dining facilities - P/2009/0392

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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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).

Many of the visible aesthetic elements of the building were introduced during the refurbishment carried out by Joules Brewery approximately 15 years ago. The proposal here is to retain and conserve the original features of the building, while certain interior elements which are modern and do not add historic value—such as the fireplaces, pub bar, and flooring, all installed by Joules—may need to be removed or altered due to requirements for insulation, pipework, and other services.

Please refer to the attached Heritage Impact Statement and the proposed layout plans.

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:
Other

Other (please specify):
Hanging public house sign

Existing materials and finishes:
Iron hanging sign

Proposed materials and finishes:
Retained

Type:
External walls

Existing materials and finishes:
Oak beams, brick infill, render, paintwork

Proposed materials and finishes:
Unchanged. Any repairs required will be carried out in the same materials.

Type:
Roof covering

Existing materials and finishes:
Red clay roofing tiles

Proposed materials and finishes:
Unchanged (roof repairs where necessary to prevent leaks and restore roof functions with matching tiles)

Type:
Chimney

Existing materials and finishes:
Red traditional brick

Proposed materials and finishes:
Chimney will be made safe

Type:
Windows

Existing materials and finishes:
Mock-tudor lead lined windows - all front windows. Etched glass - alley way ground floor. All other windows are timber framed single-glazed windows

Proposed materials and finishes:
Minor repairs and backed internally with secondary glazing. No change externally.

Type:
External doors

Existing materials and finishes:
The front door is a traditional-style oak door. Normal rear door.

Proposed materials and finishes:
Both retained

Type:
Ceilings

Existing materials and finishes:

To provide necessary sound- and fireproofing and to accommodate services for the residential apartments, it is proposed to lower the ceilings and fully cover the existing coving. The coving will be protected and could be exposed in the future if desired (e.g. if change of use). Lowering the ceilings will require boarding and plasterwork.

Proposed materials and finishes:
Normal ceiling with coving

Type:
Internal walls

Existing materials and finishes:
Plain plaster and old wallpaper

Proposed materials and finishes:
Please see existing and proposed plans. New door openings will be formed - floor plans have been designed to minimise the removal/alteration of existing walls and fabric of the building

Type:
Floors

Existing materials and finishes:
Downstairs - oak floors installed by Joules. Upstairs - boards and carpeting.

Proposed materials and finishes:
Appropriate new residential style floors will be installed in keeping with traditional nature of the building. Carpets in bedrooms.

Type:
Internal doors

Existing materials and finishes:
Made up of a mix of non-original timber doors

Proposed materials and finishes:
Replace these with traditional style solid timber doors

Type:
Rainwater goods

Existing materials and finishes:
A mix of cast iron and PVC replacements from over the life of the building

Proposed materials and finishes:
Repaired and unchanged

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Boundary wall - walled courtyard

Proposed materials and finishes:
Unchanged

Type:
Vehicle access and hard standing

Existing materials and finishes:
No vehicle access to building

Proposed materials and finishes:
Not Applicable

Type:
Lighting

Existing materials and finishes:
There is no outdoor lighting. There are normal pub lights inside

Proposed materials and finishes:
Motion sensitive lights in shared access areas (lobbies and staircases). Downfacing lights proposed in courtyard and alleyway (safety).

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

◯ Yes
⊘ No

Neighbour and Community Consultation

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

⊘ Yes
◯ No

If Yes, please provide details

Yes, there have been efforts to inform and consult with the local community regarding the future of the White Horse Inn. The building has been on the market for some time, and Joules Brewery, the current owner, has previously engaged with a community group interested in purchasing the property. As part of this engagement, Joules offered two options to the community group: a not-for-profit community venture or a community company with a local share placement. While the community group has not yet made a decision, the offer remains open. In addition to this ongoing dialogue, we will be sending a letter to local residents and stakeholders to inform them of our intentions to submit a planning application for the conversion of the White Horse Inn. The letter will clarify that the community group's option to purchase the pub remains available, while also emphasising the need for a resolution due to the building's current condition and the ongoing operational challenges that have led to the lack of interest in the pub as a viable business. Asquith Development Ltd is committed to transparency throughout this process and aims to ensure that the local community is fully aware of the situation and the proposals moving forward.

Site Visit

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

⊘ 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
◯ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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

ENQ/2024/0088

Date (must be pre-application submission)

09/04/2024

Details of the pre-application advice received

"On the basis of the information submitted, it would appear that the premises has suffered from viability difficulties for some time and that marking has taken place for in excess of 12 months, although it is noted that this took place during 2022 and 2023. Should a formal application be submitted, this information details of any further marketing that has taken place since the end of 2023 should be provided. The supporting information should also outline how the property has been marketed. Notwithstanding the need to update the supporting information, I am minded to conclude that sufficient information has been submitted to demonstrate compliance with policy R7. Having regard to the above, the principle of development would be acceptable. Provided there are no material alterations to the existing appearance of the building, then it would preserve the character of the Conservation Area. It would be preferable if the ironwork that the hanging sign is suspended from is retained. Careful consideration would also need to be given to the means of enclosure for the alley way to the side of the main entrance. I am not able to give detailed advice on the draft plans for the internal alterations at this stage. The scope of internal works should be informed by a detailed assessment that would form part of a Heritage Impact Assessment. Additionally, advice would need to be obtained from the Council's Conservation Officer. Unfortunately, the Officer is currently off work on long term sick leave. The site does not benefit from any existing off-street parking and there does not appear to be any scope to provide any for the proposed development. However, it is recognised that the extant use of the building would have given rise to demand for on-street parking in the vicinity of the site. At the time, the Officer could not advise whether the proposed development would comply with the requirements of policies SP14, NE1 and NE6 or Planning Policy Wales 12 Chapter 6. CONCLUSION: Subject to an update regarding any marketing that has taken place since the end of 2023, then it may be possible to conclude the development would accord with policy R7. The site is also within an area where the principle of new residential development would be acceptable. I am not able to advise if the proposals would be acceptable from a design/historic environment, highway safety or natural environment perspective. However I would be prepared to offer further advice on any additional information that you are able to provide.

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?

⊘ 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
⊘ The Agent

Title

Miss

First Name

Bryony

Surname

Crossland Davies

Declaration Date

29/01/2025

☑ 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.

☑ I / We agree to the outlined declaration

Signed

Bryony Crossland Davies

Date

29/01/2025