Ellie Jones

From: planning_admin
To: Jenni Perkins
Subject: RE: Your ref: P/2025/ 0109 – Proposed conversion to HMO of No.67 King Street, Wrexham

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From: James Darwin <James@georgiangroup.org.uk>
Sent: 20 February 2025 12:42
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: Your ref: P/2025/ 0109 – Proposed conversion to HMO of No.67 King Street, Wrexham

Dear Jenni Perkins,

Thank you for informing the Georgian Group of a proposal to convert the above grade II listed structure into an HMO for nine tenants. Whilst the Group has no objection in principle to the building's conversion for this purpose, we nevertheless have significant concerns about the present application for the following reasons.

No.67 King Street is a grade II listed building which forms part of a terrace of c1828. It is prominently located at the corner of Rhosddu Road. Its principal façade has unfortunately lost the fine columned porch shown in historic photographs. Unfortunately, its listing description does not include information on the significance of its interior.

The proposed alterations to the historic building's planform are extensive, including the creation of new door openings, the blocking of others, and the subdivision of principal rooms. They therefore have the potential to cause considerable harm to the listed building's historic planform and to surviving decorative features such as historic joinery, plasterwork and chimneypieces. No information has, however, been provided by the applicant on the listed building's interior and therefore an objective assessment cannot be made of the level of harm which would be caused by these proposals, or advice given as to how that harm could be mitigated. Paragraph 5.12 of Tan24 requires a Heritage Impact Statement to '*provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent*.' We note that the applicant has also explained why such an intensive conversion scheme is necessary to make the proposals viable.

We would strongly recommend that the applicant withdraws this application until such time as the essential information outlined in this letter can be provided. If the applicant is unwilling to provide this information listed building consent should be refused.

Yours Sincerely

James Darwin (Head of Casework)

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