Ellie Jones

From: Sarah Duckworth
Sent: 04 March 2025 15:09
To: planning_admin
Subject: FW: Application Ref: P/2025/0124 - The Commercial 11 College Street Wrexham, LL13 8LU

Please upload to Arcus, thanks.

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 04 March 2025 13:54
To: Sarah Duckworth <Sarah.Duckworth@wrexham.gov.uk>
Subject: Application Ref: P/2025/0124 - The Commercial 11 College Street Wrexham, LL13 8LU

FAO: Sarah Duckworth

Address: The Commercial 11 College Street Wrexham, LL13 8LU
Application Ref: P/2025/0124

Proposal: listed building consent for external alterations to rear and side elevations including replacement windows.

Statutory Remit: Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society and a consultee on Listed Building Consent applications, as per the *Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent. HB&P have reviewed the documentation available online and provide the following comments:

HB&P welcome the general intent of the application, including the removal of redundant cabling and the repairs to the building fabric. The proposed paint and render repairs will need to be carefully conditioned to ensure that the materials and methods are appropriate for a building of this age and construction.

The windows to the rear and side elevations are also proposed for replacement. Given the statement suggests several of these are original to this C1820 building, your Authority should clarify and ensure that any historic windows that are capable of repair are retained rather than replaced.

We also recommend that the replacement for window F2-1'6 match the adjacent traditional stye window rather than a direct copy of the existing modern window. This elevation is highly visible and a consistent approach would improve the historic appearance and interest of the building.

We defer to the advice of your conservation officer regarding all other conservation matters.

Policy: The *Historic Environment (Wales) Act 2023*, which reflects the previous primary legislation, advises that a planning authority must have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest the building possesses. The objectives of *Planning Policy Wales 12* also seek to safeguard the historic environment and manage change so that any special architectural and historic interest is preserved.

Regards

Ross Anthony

Case Work

HISTORIC BUILDINGS & PLACES

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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the ***Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021***. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.