Ellie Jones

From: Sharon Holman
Sent: 07 March 2025 15:57
To: planning_comments
Subject: FW: Application Ref: P/2025/0081 - WHITE HORSE, 21 HIGH STREET, OVERTON, WREXHAM, LL13 0DT

Follow Up Flag: Follow up
Flag Status: Completed

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 07 March 2025 03:56 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Application Ref: P/2025/0081 - WHITE HORSE, 21 HIGH STREET, OVERTON, WREXHAM, LL13 0DT

FAO: Sharon Holman

Address: WHITE HORSE, 21 HIGH STREET, OVERTON, WREXHAM, LL13 0DT
Application Ref: P/2025/0081

Proposal: CONVERSION OF PUBLIC HOUSE INTO 6 NO APARTMENTS.

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 this application of listed building consent.

The White Horse is an attractive, early C20 red-brick, mock-Tudor building is situated in the heart of Overton, which we understand was purpose built by Joule's Brewery. Its significance derives from its relationship to the brewery, its strong neo-vernacular architectural design, historic plan form, and retained building fabric. It retains much of its historic character as well as having group value with the adjoining buildings on the High Street.

In the first instance, Council must determine the viability of the public house use, including options of partial conversion, rather than full closure. In terms of significance, the best use of a listed building is usually the one for which it was built. This application comes rather swiftly after the most recent closure and we question if the building has been marketed properly.

In terms of the alterations proposed, suitable information and evidence should be submitted in support of any application involving alterations to a listed building, as it is important that the application is informed by a thorough understanding of the existing structure and its fabric. The applicant is reminded that listed status covers the entire building, not just the exterior or what is noted in the list description. Features such as chimney breast/ fireplaces, stairs, partitions, windows, etc. are important to understanding the historic and architectural evolution of the building and contribute to significance.

We note from the sales particulars that there appears to be a range of stained glass partitions, fireplaces, wainscoting, panelling, and other features present and we would expect a full assessment of the significance of these features (are they original?) and how will they will be retained and reused within the new use.

As such, it does not meet the requirements of TAN 24, para 5.12: *Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.*

Many of the proposed room divisions and new fittings would obscure features such as the chimney breasts (particularly in the function room) and it would be unfortunate to alter the historic planform and proportions of the main bar and first floor function room by the insertion of partitioning. HB&P encourage the use of more open plan living and the retain of these spaces in their current form, as they are key to understanding the original purpose of the building and therefore its significance.

We advise that a more detailed assessment of the interiors is provided to ensure historic building fabric of interest is identified and that amended plans are submitted to ensure any alterations are mindful of that significance.

We would be happy to review the case again when the additional information and amended scheme are submitted.

Regards

Ross Anthony

Case Work

HISTORIC BUILDINGS & PLACES

www.hbap.org.uk
+44 (0)20 7236 3934

The Courtyard
37 Spital Square
London E1 6DY

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.