

PP-11651979

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission and Listed Building Consent for alterations, extension or
demolition of a listed building

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas Act)
1990

P2022/0959

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

Suffix

Property Name

THE DYMOCK ARMS

Address Line 1

A 539

Address Line 2

PENLEY

Town/city

Postcode

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

Easting (x)

341975

Northing (y)

339704

Description

EXISTING FIRE DAMAGED PUBLIC HOUSE

Reference: PP-11651979

Applicant Details

Name/Company

Title

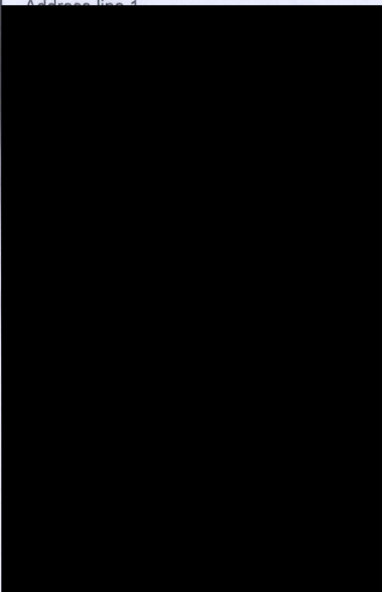


Company Name

HAMPTONS PROPERTY LLP HAMPTONS WAY HAMPTONS INDUSTRIAL ESTATE NEWCASTLE UNDER LYME STAFFS ST5 9JQ

Address

Address line 1

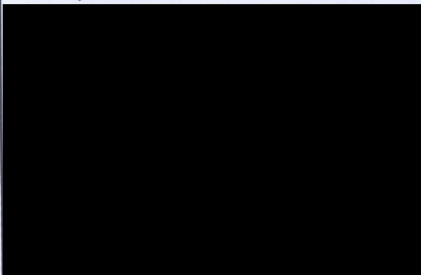


Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number



Reference: PP-11651979

Notes for Page 2

r

16/11/2022 11:41:42

DAVIES3S

r

16/11/2022 11:41:35

DAVIES3S

r

16/11/2022 11:41:23

DAVIES3S

Agent Details

Name/Company

Title

MR

First name

DAVID

Surname

EVANS

Company Name

dep architects

Address

Address line 1

3 CHURCH FARM MEWS

Address line 2

ACTON

Address line 3

NANTWICH

Town/City

NANTWICH

Country

United Kingdom

Postcode

CW5 8FT

Contact Details

Primary number

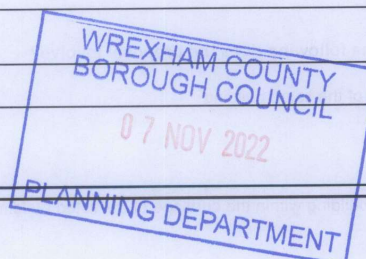
07879892868

Secondary number

Email address

david@deparchitects.net

Site Area



What is the site area?

3021.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

DEMOLISHING OF REAR 20C EXTENSIONS, REBUILDING COMPLETELY THE RIGHT HAND SECTION OF THE LISTED ASSET, REFURBISHING THE LEFT HAND HISTORIC ASSET THUS CREATING TWO DWELLINGS AND THE BUILDING THREE NEW DWELLINGS

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

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

Demolition of Listed Building

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

☒ Yes

☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☒ Yes

☐ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes

☐ No

c) Demolition of a part of the listed building

- ☐ Yes
☒ No

Please provide a brief description of the building or part of the building you are proposing to demolish

ALL OF THE BUILDINGS TO THE REAR ARE TO BE DEMOLISHED, THE BADLY DAMAGED LISTED SECTION TO THE RIGHT HAND SIDE ARE TO BE REBUILT THE LEFT HAND LISTED SECTION IS TO BE REFURBISHED

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

THESE HAVE BEEN FIRE DAMAGED BEYOND ECONOMICAL REPAIR AND HAVE NO QUALITY OR FEASIBLE STRUCTURE

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

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

- ☒ Yes
☐ 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).

DRAWINGS AND STRUCTURAL REPORTS ARE PROVIDED AS PART OF THIS SUBMISSION

Existing Use

Please describe the current use of the site

VACANT PUBLIC HOUSE

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

PUBLIC HOUSE

When did this use end (if known)?

28/03/2010

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☒ Yes
☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.30

hectares

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

- ☒ 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:

Roof covering

Existing materials and finishes:

PLAIN TILES

Proposed materials and finishes:

PLAIN TILES

Type:

Windows

Existing materials and finishes:

TIMBER

Proposed materials and finishes:

TIMBER

Type:

External walls

Existing materials and finishes:

BRICKWORK

Proposed materials and finishes:

BRICKWORK AND RENDER

Type:

Chimney

Existing materials and finishes:

BRICK

Proposed materials and finishes:

BRICK

Type:

Rainwater goods

Existing materials and finishes:

PLASTIC

Proposed materials and finishes:

CAST ALUMINIUM BLACK

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

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

EXISTING AND PROPOSED
SITE AND BLOCK PLANS
STATEMENTS ON DESIGN ACCESS AND DRAINAGE
STRUCTURAL REPORT
HERITAGE REPORT
METHOD STATEMENT

Reference: PP-11651979

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

SEE DRAINAGE DESIGN COMMENTS

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

IN ACCORDANCE WITH LPA POLICY

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☒ Yes
☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class: A3 - Food and drink				
Existing gross internal floorspace (square metres): 503				
Gross internal floorspace to be lost by change of use or demolition (square metres): 225				
Total gross internal floorspace proposed (including change of use) (square metres): 0				
Net additional gross internal floorspace following development (square metres): -225				

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	503	225	0	-225

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

--

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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

First Name

KATHRYN

Surname

MOORE

Reference

E MAILS DATED 25 04 2022,

Date (must be pre-application submission)

25/04/2022

Details of the pre-application advice received

BOTH OF THESE E MAILS WE SENT TO MYSELF AND TO PLANITRON

Thank you for sending this through. I think the level of development on site is good in principle for option 1. I am keen to see as much of the historic frontage retained as possible. In this option is the plan to reuse the 20th Century portion of the building (to the right when viewing the listed building from the front) as a semi-detached dwelling with the old portion of the building? If this is the case and we are only losing the 80s extensions to the rear from the listed buildings then, subject to details, I am likely to be able to support such a scheme.

There are likely to be delays regarding phosphates on the application, and I would recommend looking for a specialist to provide information to support this aspect of an application.

I am going on extended leave from late September. Given the discussions that we have had it would be beneficial for the application to come in before then so I can provide a comment.

Yes I think the principle of these designs, with the porch retained, is acceptable. Agree with the approach of steel frame to the earlier section to allow maximum retention of elements which used to be structural but would not take load now, and rebuild of 19th C element as best as possible with what is standing.

Make sure the application includes the survey work that has been done to illustrate what is left in situ as that will give a clear indication to Cadw that you know what is left in the building and your plans reflect this.

ALSO A LETTER FROM SHARON HOLMAN DATED
22/06/2022 THIS IS PART OF THE ATTACHED DOCUMENTS

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

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 &
Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Reference: PP-11651979

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 land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

DAVID

Surname

EVANS

Declaration Date

03/11/2022

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

DAVID

Surname

EVANS

Declaration Date

03/11/2022

☒ Declaration made

Reference: PP-11651979

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted 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

DAVID EVANS

Date

31/10/2022