

From: planning_admin
To: Jenni Perkins
Subject: RE: Application Ref: P/2024/0149 - 61 King Street, Wrexham, LL11 1HR

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 28 March 2024 12:26
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: Application Ref: P/2024/0149 - 61 King Street, Wrexham, LL11 1HR

Hello Jenni

Address: 61 King Street, Wrexham, LL11 1HR
Application Ref: P/2024/0149

Proposal: Listed building consent for internal and external alterations

Statutory Remit: Historic Buildings & Places (HB&P) is a consultee for Listed Building Consent applications, as required by 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. We have reviewed the documentation available on your website and provide the following comments.

No. 61 King Street is part of a Late Georgian terrace, which as the list description notes formed part of the original development of King Street which is said to have been the first residential street formally laid out in Wrexham dating to around 1828. HB&P does not object to the principle of the proposed change of use to an HMO, but we do question if this is the least harmful use.

Very little detail has been provided about the interiors and how they may be affected by the proposal. It is unclear how much of the original internal decorative features remain, such as skirting, fireplaces, doors, etc. The principal rooms to the first and second level would have ensembles placed in front of the chimney breasts, altering the proportions of these rooms, obscuring the chimney breasts, and potentially altering historic plaster work. There are also no details how service runs, fire safety and noise attenuation measures may impact the building fabric. Relocation of the door to bedroom 6 appears also an unnecessary alteration, if the ensuite is reoriented. Your conservation officer may be able to clarify these issues, if they have visited the site.

HB&P objects to the removal of the chimney breast ground level. The location of the chimney is important to understanding the original planform and function of these rooms, and its removal would cause structural issues in both the party wall and in supporting the remaining chimney breasts to the upper levels. The invasive work that would be needed to do this is not explained and is likely to cause more harm to the remaining historic building fabric.

Unless further justification is provided about the impact of the internal alterations, HB&P would recommend investigating alternatives, such as a single apartment on each of the first and second levels, which may be less intrusive as it would avoid so many new bathrooms and allow the principal rooms to remain intact.

This advice is provided in accordance with Paragraph 5.9 and 5.13 of Technical Advice Note 24: The Historic Environment (TAN 24, May 2017) and the Planning (Listed Buildings and Conservation Areas) Act 1990, which require planning authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Regards

Ross Anthony

Case Work



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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.