

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR CRAIG THOMAS GLOBE PROJECTS LTD	Code No	WRO P/2023/0523
Agent	HDS ARCHITECTURAL SERVICES CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	28/07/2023
		Decision Date	15/12/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

33, HIGH STREET, WREXHAM, LL13 8HY

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER DYMCHWEL SIAFFT LIFFT GWASANAETH, CREU TOILED ANABL AC AMNEWID ARWYDD I'R WEDD FLAEN / LISTED BUILDING CONSENT FOR DEMOLITION OF SERVICE LIFT SHAFT, CREATION OF DISABLED TOILET AND REPLACEMENT SIGNAGE TO FRONT ELEVATION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1
PS2 Development and the environment

Revision	Date	Description of Decision
0	15/12/2023	Listed Building Consent issued

Particulars of decision that Listed Building Consent be GRANTED

Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered HS/PD/07 REV B, HS/PD/05 REV B, HS/PD/06 REV A, and as contained within the application documentation.

3. No part of the development shall commence until an appropriate photographic survey (equivalent to an Historic England Level 2 Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: neil.bayliss@cpat.org.uk Tel: 01938 553670 / 552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust, Coed Y Dinas, Welshpool, Powys, SY21 8RP for inclusion in the regional Historic Environment Record and an archive copy should be lodged with the National Monuments Record, RCAHMW.
4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
5. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all details of how stairs to the rear cellar are to be blocked shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.
6. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all details of replacement/new timber panelling in entrance lobby shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.
7. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing an internal elevation and section drawing to show the height of new opening to the rear of the banking hall have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.
8. No works shall take place until details of a scheme of noise insulation and attenuation measures between walls with neighbouring properties and the ground floor and upper floors have been submitted to and approved in writing by the Local Planning Authority. The work shall only take place strictly in accordance with the approved details'
9. No works shall commence until full details of the proposed external signage, to include scaled elevation drawings, scaled sectional drawings and details of materials, lighting and method of fixing, have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details as approved.

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Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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8. To ensure the development is carried out in a manner that reflects the existing character of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
9. To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm