

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	JULIE ROWLANDS	Code No	WRR P/2021/1078
Agent	MR TOM MCEVOY AINSLEY GOMMON ARCHITECTS 1 PRICE STREET HAMILTON SQUARE BIRKENHEAD CH41 6JN	Date Received	08/11/2021
		Decision Date	10/03/2022

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

58, HOPE STREET, WREXHAM, LL11 1BE

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER NEWIDIADAU MEWNOL AC ALLANOL I'R ADEILAD A GWELLIANNAU I'R UNED FASNACHOL AR Y LLAWR GWAELOD. NEWID DEFNYDD Y LLORIAU UCHAF O B1 (MASNACHOL DEFNYDD SWYDDFA) I 3C (3 ANNEDD GYDA DWY YSTAFELL WELY). NEWIDIADAU MEWNOL I'R ADEILAD / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE BUILDING AND IMPROVEMENTS TO THE GROUND FLOOR COMMERCIAL UNIT. CHANGE OF USE OF UPPER FLOORS FROM B1 (COMMERCIAL OFFICE USE) TO C3 (THREE 2 BED DWELLINGS). INTERNAL ALTERATIONS TO THE BUILDING

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

EC9 Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	10/03/2022	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 and reports referenced 200 Rev D, 101 Rev E, 005, 006, 007, 008, 009, Design and Access with Heritage Statement Rev C, Materials Schedule Rev A (08.11.21), and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. No works 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: mark.walters@cpat.otg.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 for inclusion in the regional Historic Environment Record and an archive copy should be lodged with the National Monuments Record, RCAHMW.
5. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been 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.
6. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing the proposed new shutter, including its method of fixing to the listed building, have been submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
7. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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 ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. 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.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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