

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 NEIL MOIR IMPACTT PROPERTIES LTD	Code No	WRO P/2019/0668
Agent	CB ARCHITECTURAL DESIGN MR CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	30/08/2019
		Decision Date	16/01/2020

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

30 HIGH STREET AND, 24 TEMPLE ROW, WREXHAM, LL13 8HY

Description of application

LISTED BUILDING CONSENT FOR CHANGE OF USE OF GROUND FLOOR TO USE CLASS A1, A2 AND A3 AND CHANGE OF USE OF UPPER FLOORS TO 5 NO. SELF CONTAINED FLATS

Revision	Date	Description of Decision
0	16/01/2020	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) referenced:-
1:1250 Site Location Plan
1:50 Proposed Block Plan
1:50 Proposed Floor Plan Rev F
1:50 Proposed Floor Plan Rev A
1:10 Proposed Sunpipe
1:50 Existing Elevation Plan
3. All works of repair to any plasterwork shall only be carried out by a suitably qualified specialist appointed by the applicant and agreed in writing by the Local Planning Authority. The works of repair shall not commence until a method statement and specification for repair have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.
4. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact

position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

5. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

6. Prior to installation, details of all internal door furniture shall be 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 the installation of the sunpipe, full details of any alterations to ceiling and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To define the scope of the planning permission.
3. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
5. To protect the integrity of the Listed Building in accordance with Policy EC9 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. In the interests of safeguarding the special historic and architectural interest of the listed building.



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