

Clare Whiting

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 29 August 2018 15:08
To: planning
Subject: P/2018/0667 Demolition of Student Union building Glyndwr University, Mold Road, Wrexham

Dear Sir or Madam

Thank you for the consultation on this LBC application.

The Built Heritage Conservation Officer, Anna Irwin, will be the primary consultee in this case with regard to the Listed Building Consent for the demolition of the student union building. With regard to Paragraph 7.2(1), Paragraph 5.15 of TAN 24 (2017) provides the following commentary in respect of the demolition of a listed building:

An application for the demolition of a listed building should be made in exceptional circumstances and only as an option of last resort. Consent for demolition should not be given simply because redevelopment is economically more attractive than the repair and re-use of a historic building. The following factors need to be considered:

- The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.
- The efforts made to keep the building in use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at a fair market price that reflects its condition and situation; and
- The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss... from demolition'.

If demolition is permitted the Student Union will need to be recorded to an appropriate standard prior to demolition and in this case a Level 3 (Historic England, Understanding Historic Buildings, 2016) survey is recommended.

Kind regards

Mark Walters

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