



Mr Peter Hughes
Wrexham County Borough Council
Housing and Economy
Ruthin Road
Wrexham
LL12 0DL

Ein Cyf/Our ref: qA1341955
Eich Cyf/Your ref: P/2017/1041
Dyddiad/Date: 20 April 2018

Dear Mr Hughes,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES)
REGULATIONS 2012.
EXTERNAL AND INTERNAL ALTERATIONS INCLUDING REPAIRS TO
HISTORIC FABRIC AT THE BUTCHERS MARKET, HIGH STREET, WREXHAM,
LL13 8HP.
APPLICATION NO: P/2017/1041.**

1. Consideration has been given to the above application for Listed Building Consent by the Welsh Ministers in accordance with the provisions of regulation 9 of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 (the "2012 Regulations").

2. I am authorised by the Cabinet Secretary for Energy, Planning and Rural Affairs to determine your application.

3. The application relates to various internal alterations, external repairs and alterations which include:

- repairs and redecoration to the building fabric,
- replacement of the existing shop front at unit 10,
- repairs and minor alterations to the shop front at unit 11,
- replacement of the internal shop fronts to units 10 and 10a,



- replacement of the existing aluminium framed interior entrance doors to the main market hall, and
- the creation of new level access into the market from High Street.

The alterations and repairs are being made to enhance the building's historic character and significance and to help its long-term sustainability and economic viability. The proposals are part of a wider approach to reinvigorate and regenerate Wrexham town centre.

4. In considering an application for Listed Building Consent the decision maker is required by Section 16(2) of the 1990 Act to have special regard to the desirability of preserving the structure or its setting or any feature of special architectural or historic interest which it possesses.

5. Policies relating to the conservation of the historic environment are set out in Chapter 6 'The Historic Environment' of Planning Policy Wales (Edition 9, November 2016). Paragraph 6.5.11 summarises the general presumption in favour of the preservation of listed buildings. Paragraph 6.5.13 requires applicants to demonstrate why alteration to or demolition of a listed building is desirable or necessary.

6. This is supplemented by Technical Advice Note (TAN) 24: The Historic Environment (24 May 2017) and Chapter 5 provides detailed guidance on listed building consent.

7. Section 3 of the Well-being of Future Generations (Wales) Act 2015 ("the WFG Act") places a duty on the Welsh Ministers, as a public body, to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle and aimed at achieving well-being goals, as defined in section 4 of the WFG Act. In order to act in that manner, I have taken into account the ways of working, set out in section 5 of the WFG Act and the associated statutory guidance (SPSF1: Core Guidance, Shared Purpose: Shared Future) as part of the procedures relating to applications for Listed Building Consent.

8. Cadw's Inspector of Historic Buildings has considered the information submitted with this application and has provided the following assessment in relation to the work proposed:

"The mid-nineteenth century, purpose-built Butcher's Market is grade II listed and occupies a prominent position in the historic core of Wrexham town centre. It has a high status, neo-Jacobean frontage to the High Street, with a central entrance archway linking through a short corridor to the main body of the market hall. A second entrance was formed in 1880 to the rear from Henblas Street. The main objective appears to be the removal of ad-hoc alterations that have been undertaken over the years to the main High Street entrance and restore the symmetry of the composition with historically accurate detail. The shop fronts, which form part of the frontage, are to be renewed or overhauled to reinstate original panelling and pilasters etc. Rainwater goods are to be renewed in cast iron, stonework repointed in a hot mixed lime mortar, lead renewed and detailing improved. Modern internal glazed doors currently separate the corridor from the market hall and these are to be upgraded to lighter equivalents to minimise their impact on their historic setting. Floor

levels are also to be fine tuned to improve pedestrian access. The doors to the Henblas Street entrance are also to be upgraded with more slender equivalents and an overall colour scheme specified to ensure a more authentic palette of colours. Polycarbonate panels are also to be replaced with glass.

The significance of the Butcher's Market has been fully researched and the works have been very carefully planned in order to achieve best conservation practice in terms of design, materials and techniques. Accordingly, I would have no hesitation in supporting the granting of listed building consent."

9. Cadw's Inspector concludes, the significance of the Butcher's Market has been fully researched and the works have been very carefully planned in order to achieve best conservation practice in terms of design, materials and techniques. The Inspector recommends granting listed building consent.

10. The primary consideration in this case is the statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses. Your submissions indicate the proposed works to the Butchers Market are necessary to enhance its historic character and significance as well as to help ensure its long term sustainability and economic viability. You have indicated you hope the investment in the building will act as a catalyst for further investment within the area.

11. I have considered the relevant submissions with the application and I can find nothing in the information before me to lead me to disagree with Cadw's assessment in respect of the effect of the works on the listed building. I have considered the conditions set out in the Council's delegated report and, subject to minor amendments, agree they are necessary and reasonable and meet the tests in Welsh Government Circular 016/2014, "The Use of Planning Conditions for Development Management". I conclude the works would not have an adverse impact on the building's character or setting subject to conditions, which are attached below at paragraph 12.

12. For the reasons given above, and in exercise of the authority referred to in paragraph 2, I hereby grant Listed Building Consent as set out in application P/2017/1041 dated 19 December for 'External and Internal Alterations including Repairs to Historic Fabric at the Butchers Market, High Street, Wrexham, LL13 8HP, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than 5 years from the date of this letter.
2. The works shall be carried out strictly in accordance with the following approved drawings as modified by the conditions below:
 - Proposed Part Elevations, Part Plan, Drawing No. PD2016/051 03;
 - The Beach Proposed Part Elevation, Plan and Details, Drawing No. PD2016/051 04;
 - Wrexham Vac, Proposed Part Elevation, Plan and Details, Drawing No. PD2016/051 05;

- Internal Lobby, Drawing No. PD2016/051 06;
- The Leader Internal lobby, New window/signage Details, Drawing No. PD2016/051 07;
- The Leader Front Elevation Details, Drawing No. PD2016/051 08;
- The Leader Shop front – (High Street) General Details, Drawing No. PD2016/051 09;
- Central Arcade Existing and Proposed, Drawing No. PD2016/051 10;
- Proposed Part Elevations, Drawing No. PD2016/051 11; and
- Existing Part Elevations, Part Plan. Proposed, Drawing No. PD2016/051 12.

3. Prior to their installation samples of the materials proposed to be used shall been submitted to and approved in writing by the Welsh Ministers. All materials used shall conform to the approved sample(s).
4. Details of the lime based mortar to be used for the re-bedding and re-pointing works shall be submitted and approved in writing by the Welsh Ministers. The work shall be carried out in strict accordance with the approved details.
5. Works to the stonework on the High Street elevation of the building as detailed on drawing No's PD2016/051 04, 05 and 06, shall not commence until a method statement and specification for repair for all is submitted to and approved in writing by Welsh Ministers. The details shall include details of the qualified specialist undertaking the work. The work shall be carried out in strict accordance with the approved details.
6. 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 details of their exact position, type, number and finish have been submitted to and approved in writing by the Welsh Ministers. The work shall be carried out in strict accordance with the approved details.

13. In reaching this decision, I have considered the well-being duty under section 3 of the WFG Act. In considering the relevant Welsh Government well-being objectives, this decision 'Supports people and businesses to drive prosperity' and helps 'build resilient communities, culture and language' by safeguarding the Historic Building for use and enjoyment by the Public for the long term. Having regard to the conclusion reached in this respect, I consider the decision accords with the sustainable development principle and is aimed at achieving the well-being objectives.

14. This letter does not convey any approval or consent which may be required under any enactment, bye law, order or regulation other than Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely



Alan Groves
Senior Planning Manager
Decisions Branch
Planning Directorate

Arwyddwyd o dan awdurdod Ysgrifennydd y Cabinet dros Ynni, Cynllunio a Materion Gwledig, un o Weinidogion Cymru.

Signed under authority of the Cabinet Secretary for Energy, Planning and Rural Affairs; one of the Welsh Ministers.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

NOTE

(This note does not form part of the consent)

Where a condition requires or refers to the approval of the Welsh Ministers, you are advised to contact Cadw (the Welsh Government's historic environment division) in connection with any matter relating to the approval. You can contact Cadw by writing to Cadw, Plas Carew, Unit 5/7 Cefn Coed Parc, Nantgarw, Cardiff CF15 7QQ or contact Philip Hobson email at Philip.Hobson@gov.wales telephone him on 0300 025 9017.

Ble mae amod yn gofyn neu gyfeirio at ganmoliaeth Gweinidogion Cymru, dylech chi gysylltu â Cadw (Cyfarwyddiaeth Amgylchedd Hanesyddol Llywodraeth Cymru) ynglŷn a unrhyw fater yn gysylltiedig â'r caniatâd. Gallwch gysylltu â Cadw drwy ysgrifennu at Cadw, Plas Carew, Uned 5/7 Cefn Coed Parc, Nantgarw, Caerdydd, CF15 7QQ neu gysylltu â Philip Hobson drwy e-bost: Philip.Hobson@gov.wales neu ei ffonio ar 0300 025 9017.

