

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 24/06/16

gan Siân Worden BA MCD DipLH
MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 05/07/16

Appeal Decision

Site visit made on 24/06/16

by Siân Worden BA MCD DipLH MRTPI

an Inspector appointed by the Welsh Ministers

Date: 05/07/16

Appeal Ref: APP/H6955/E/16/3145534

Site address: 18 Chester Street, Wrexham LL13 8BG

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Canolfan Gymraeg Wrecsam against the decision of Wrexham County Borough Council.
- The application Ref P/2015/0936 is dated 2 December 2015.
- The works proposed are the erection of six flagpoles.

Decision

1. The appeal is allowed and listed building consent is granted for the erection of six flagpoles at 18 Chester Street, Wrexham LL13 8BG in accordance with the terms of the application Ref P/2015/0936 dated 2 December 2015 and the plan submitted with it subject to the following conditions:
 - 1) The development shall begin not later than five years from the date of this decision.
 - 2) The flagpoles erected on the east elevation of the building shall match those on the south elevation in terms of their fixing, dimensions, colour, materials and in all other respects.

Main Issue

2. I consider that the main issue in this case is the effect of the works, as carried out and as proposed, on the character of the listed building, on its setting and on its features of architectural and historic interest.

Reasons

3. The appeal building, which is listed Grade II, is a public house and centre for Welsh culture in a prominent corner position. It is on a through route for traffic and also at one of the entrances to the pedestrianized part of the town centre; it is thus passed by many vehicles as well as people on foot. The works subject to this appeal are six flagpoles, four of which are already in place on the longer elevation to Lambpit Street. These are slender, aluminium poles with a shiny metal knob at the end which are set

at regular intervals between the first floor windows. The remaining two would be on the shorter frontage to Chester Street. They would also be positioned between windows at first floor level, one on the tower and one beneath the gable.

4. The building has several elaborate features befitting its gateway position. These are mainly on the Chester Street elevation and include an oriel window, corner tower, a balcony with wooden balustrade and, most strikingly, a colourful, pargetted illustration of seven stars in a large gable. The listing description summarises the building as an excellent local example of the trend in late 19th century public house building in which flamboyant and individual design is used to suggest commercial distinction. I therefore consider that the building's interest and significance lies in its eye-catching features and design which are intended, at least partially, to draw custom to the public house.
5. In their colour and movement the flags are as flamboyant as the building they adorn. Those already erected on the longer elevation are of a suitable size and well-spaced such that they do not appear out of proportion or crowded. There are several functional fittings on the building, including cables, brackets, lights, telecommunications boxes, but they are not particularly obtrusive or unsightly. To my mind the flags do not, and would not, add to this clutter but instead draw the eye away from it. The Chester Street elevation is not symmetrical and thus the suggested placing of the two flagpoles on this elevation would not be uncharacteristic or jarring. It is appropriate to locate one of them on the most prominent feature of the building, the tower; the other proposed adjacent to the oriel window would balance this.
6. My overall conclusion is that the features of the building are sufficiently bold, distinctive and abundant not to be overwhelmed by the flagpoles which, with their flags in place, would enhance the listed building. The works as carried out and those proposed would not, therefore, result in harm to the building, its setting or its features of architectural and historic interest; the significance and special interest of the listed building would be preserved. The works would respect the character of the listed building in line with Policy EC9 of the Wrexham Unitary Development Plan, adopted 2005.
7. In the light of Circular 16/2014 *The Use of Planning Conditions for Development Management*, as well as the standard commencement condition, I am imposing a further condition which is necessary to preserve the appearance of the building and surrounding area. I see no reason for the flagpoles to be painted black.
8. In reaching my decision I have had regard to the response from Cadw. I have taken account of all the matters raised but not found any which amount to compelling reasons to refuse the scheme.
9. For the reasons given above I conclude that the appeal should succeed.

Síân Worden

Inspector