

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
SAITH SEREN 18 CHESTER STREET WREXHAM**

COUNCIL'S STATEMENT OF CASE

PLANNING REF: P/2015/0936

PINS REF: 3145534

1.0 THE SITE

- 1.1 The appeal site is a prominent corner plot located at the junction of Chester Street and Lambpit Street – the building having frontages onto both.

2.0 PROPOSAL

- 2.1 Listed building consent is sought to display 6 flag poles on the exterior of the building.

4.0 NATIONAL PLANNING CONTEXT

- 4.1 Circular 61/96 and Planning Policy Wales Chapter 8 are relevant to this appeal.

5.0 LOCAL PLANNING CONTEXT

- 5.1 The relevant development plan is the Wrexham Unitary Development Plan adopted 14 February 2005.
- 5.2 The policy EC9 is directly relevant to this appeal.

6.0 THE COUNCIL'S CASE

- 6.1 Saith Seren, formerly known as the Seven Stars Public House, is a Grade II listed building positioned on the corner of Lambpit Street and Chester Street. The building is of late 19th Century origins and is recognised as being an excellent local example of typical late 19th Century public house building, where flamboyant and individual design is used to display commercial distinction and function. As a result the building has strong aesthetic values with elements of the Arts and Crafts architectural style having been employed to create a unique, prominent and distinctive façade, particularly to the Chester Street, the principle elevation. In particular the asymmetrical design, semi-octagonal corner tower, advanced gable, oriel windows and balcony contribute significantly to the aesthetic value of this frontage.
- 6.2 The building is still used as public house however its function has evolved and it is now used as a Welsh Cultural hub business and meeting facility (at first floor). The building therefore now has heightened value to the local community.
- 6.3 Listed building consent is sought for to attach six metal flag poles the enable display of flags celebrating Welsh Culture and national identity. Four of the flag poles have already been attached to the building (on the Lambpit Street elevation of the building), however the two flag

poles proposed for the Chester Street elevation have yet to be attached. The proposals are therefore partly in retrospect.

- 6.4 The principle of installing flagpoles to allow the display of flags that promote and celebrate Welsh identity is supported. However it is also equally important that such works preserve/enhance the aesthetics of the building.
- 6.5 Whilst the appellants have referred to other examples of public houses with flags displayed, in both of these examples the buildings have a symmetrical frontages with flagpoles arranged so as to reflect that. With the Saith Seren this is not the case and the flags, due to their number and positioning, are considered to harm the architectural composition and interest of the building.
- 6.6 As noted above the Council does not object in principle to the displaying of flags on the building however it would prefer to the number proposed reduced so as to limit the impact they have on the appearance of the building, particularly the Chester Street elevation.

7.0 CONCLUSION

- 7.1 The proposals have a detrimental impact upon the appearance of a Grade II listed building and therefore the Council respectfully requests the appeal be dismissed.