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Sue Bayliss
Case Officer
The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod Your reference	APP/H6955/E/16/3145534
Ein cyfeirnod Our reference	qA1250801
Dyddiad Date	15 April 2015
Llinell uniongyrchol Direct line	01443 336017
Ebost Email:	hobsonp@wales.gsi.gov.uk

Dear Ms Bayliss

TOWN AND COUNTRY PLANNING ACT 1990 – SECTIONS 20 & 78
APPEAL BY: CANOLFAN GYMRAEG WRECSAM
SITE AT: 18 CHESTER ST. WREXHAM LL13 8BG (FORMER SEVEN STARS PUBLIC HOUSE)

Thank you for your letter of 23 March 2016, giving notice of an appeal against the non-determination of an application for listed building consent for the attachment of flag-poles on the above building. The building is listed grade II.

The enclosed Cadw questionnaire related specifically to listed building and conservation area matters and was returned to you on 30 March. This letter is intended to supplement that questionnaire.

The Welsh Government's policies for the protection of designated historic assets are set out in Planning Policy Wales (PPW) and accompanying circular guidance - 61/96 and 1/98 and this appeal should be considered in the context of those documents. PPW explains that where development proposals affect a listed building or its setting, the primary consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

Cadw's Inspector of Historic Buildings has considered the information available and, on this basis, has offered the following comments:

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



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The Seven Stars is grade II listed as an excellent local example of a late-nineteenth century public house, in which flamboyant and individual design is used to suggest commercial distinction. It was built in 1898 by the Liverpool architects Thomas Price in a prominent position in the town centre on the corner of Chester Street and Lambpit Street. The distinctive design, with Ruabon brick elevations and matching chimneys, has a slate roof with substantial overhang and a semi-octagonal tower over the main corner entrance. The design borrows from the Arts & Crafts movement and has survived with little alteration.

Four flagpoles have been attached without consent to the principle elevation of the building. Pre-application discussions with the local authority's conservation officer concluded that the authority would support two flags as long as the poles were appropriate coloured, positioned to respect the design of the building and attached so as not to damage historic fabric. This advice appears to have been ignored as a listed building consent application was subsequently submitted for six flagpoles.

A planning authority has to control the small detail of a listed building if a succession of minor changes will not eventually cause cumulative damage to the building's character. The Seven Stars already has a build up of clutter with telecom boxes, roof vents, flues, television aerials, hanging basket brackets and loose cabling, meandering over the main elevation. Six flagpoles do therefore seem excessive and would certainly contribute to the cumulative damage to the character of this listed building.

This advice is provided without prejudice to consideration of the appeal, or any associated matter, by officials of the Welsh Government or the Welsh Ministers.

If you require any further information, please contact me.

Yours sincerely

A black rectangular box redacting the signature of P R Hobson.

P R Hobson
Historic Environment

CADW QUESTIONNAIRE

REFERENCE NUMBER: APP/H6955/E/16/3145534

APPEALS BY: Canolfan Gymraeg Wreccsam

SITE AT: 18 Chester Street, Wrexham LL13 8BG

PLEASE TICK THE APPROPRIATE BOXES BELOW.

1. Does the appeal relate to or involve the demolition or works to a listed building?

Yes ☒	No ☐
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If **Yes** would you please provide an Architectural Assessment of the site by 4 May 2016 in a form suitable for publication to the appeal parties invariably as typed documents and not minutes.

2(a) Does the appeal site fall within a Conservation Area?

Yes ☐	No ☒
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2(b) If **Yes** is Conservation Area Consent required for the proposed development?

Yes ☐	No ☒
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2(c) If **No** to 2(b) should consideration be given to Section 72 of the Planning (Listed Building & Conservation Areas) Act 1990?

Yes ☐	No ☒
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3. Do you intend to submit any further information with regard to this appeal (other than an architectural assessment as at 1. above)? This should be submitted by 4 May 2016.

Yes ☒	No ☐
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Signed  Date 30.3.16

Name Philip Hobson (in BLOCK letters)