



Mr R Baker
Planning Service
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

By email: ray.baker@wrexham.gov.uk

Ein Cyf/Our ref: qA1237706
Eich Cyf/Your ref: P2015/0894
Dyddiad/Date: 24 February 2016

Dear Mr Baker,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990;
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES)
REGULATIONS 2012;
LISTED BUILDINGS CONSENT FOR PROPOSED INTERNAL WORKS TO UPDATE THE
EXISTING FEMALE TOILETS, CONVERT RETAIL UNITS 1 & 2 TO PROVIDE SPACE
FOR MALE TOILETS AND A CHANGING PLACE FACILITY AND IMPROVE THE
EXTERNAL FAÇADE AT HENBLAS STREET, WREXHAM LL13 8AD;
APPLICATION NUMBER P2015/0894

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.
2. I am authorised by the Minister for Natural Resources to determine your application.
3. 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. Policy relating to the alteration or extension of listed buildings is contained in Chapter 6.5 of Planning Policy Wales (Edition 8, July 2014).
4. This is supplemented by Welsh Office Circular 61/96, paragraphs 93 to 99 of which provides detailed guidelines and criteria to be used in the assessment of applications for the alteration and extension of listed buildings whilst Annex D sets out general principles to be observed when dealing with applications for such works.



5. Cadw's Inspector of Historic Buildings has provided the following assessment:

"The proposed works relate to the public toilets, which form part of the grade II listed General Market Building in the centre of Wrexham. Works to the exterior involve like-for-like repair including the repointing of brickwork, reglazing and decoration of window frames, the restoration of the original leaded glazing and cloakroom lettering. An unsightly roller shutter door will be removed and replaced with a framed timber door to match original joinery.

The interior is to be reordered involving the removal of a section of walling to improve pedestrian flow. The existing fittings are not original and their removal provides the opportunity to install more traditional items, more in-keeping with the building's Victorian character.

The conservation officer has ensured new doors etc. are appropriately detailed and a colour scheme takes into account the different surfaces, tiling, doors fixtures etc. to avoid a piecemeal approach.

Overall, the improvements are well considered and detailed. The character of the listed building will, accordingly, not be compromised and I am able to support the application".

6. Paragraph 69 of Welsh Office Circular 61/96 seeks to ensure that applicants for listed building consent are able to justify their proposals and should show why works that affect the character of a listed structure are desirable or necessary. Your submissions indicate that the works are desirable and necessary to provide attractive town centre public toilets and are linked to the future demolition of the Bodhydfef Public Toilets. I have considered the relevant submissions with the application and I can find nothing in the information before me that would lead me to disagree with Cadw's assessment in respect of the effect of the works on the listed structure. I conclude that the proposed works would not have an adverse impact on its character and setting, being of special architectural or historic interest.

7. I have given consideration to the conditions suggested by the Local Planning Authority and have considered whether they are enforceable, and fairly relate to the works to be permitted. The conditions which accord with Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management are included at para. 8.

8. For the reasons given above, and in exercise of the authority referred to in paragraph 2, I hereby grant listed building consent for the works at Henblas Street, Wrexham, LL13 3AD, set out in application P2015/0894 dated 24 November 2015, 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 drawings numbered: HPT/01 and HPT/02 accompanying Application No: P2015/0894 and the Design and Access Statement submitted with the application, unless modified by conditions (3) to (6) below;

(3) Before works commence, a method statement (including specifications for repair) for the repair of the stained glass within the fan light above the main entrance, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be carried out in accordance with the approved details;

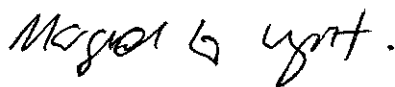
(4) Before works commence, details of the re-bedding and re-pointing works, including mortar shall be submitted to and approved in writing by the Welsh Ministers. The works shall be carried out in accordance with the approved details;

(5) Before works commence, full details (position, type and finish) of any pipework, extracts, meter boxes, flues, vents or ductwork shall be submitted to and approved in writing by the Welsh Ministers. The works shall be carried out in accordance with the approved details;

(6) Prior to first use of the new facility, details of the proposed finish to the internal (market facing) elevation of the new stud wall shall be submitted to and agreed in writing by Welsh Ministers. The details shall fully describe the decorative works and provide a timetable for implementation. The works shall be carried out and retained in strict accordance with the details as are approved.

9. 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



Marged Wyatt
Planning Manager - Decisions
Planning Directorate

Signed under authority of the Minister for Natural Resources; one of the Welsh Ministers

Enc: Leaflet HC (LBCA)

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 by email at hobsonp@wales.gsi.gov.uk or telephone him on 01443 336017.

finished in the same green as that recently applied to the 6 individual shop units. Again there are no objections to this aspect of the works which, along with the repair of the original stained glass fanlight, the removal of vegetation and redundant wiring from the façade and necessary repointing of the brick and stone work, will offer a significant enhancement to the appearance of the building.

The scheme forms part of the continued investment within the building and overall provides the opportunity to improve the appearance of the listed building through repair of original features and fabric and through reinstatement of traditional joinery as well providing the opportunity to enhance the character of the existing and new facilities through the use of appropriately detailed fixtures and fittings whilst providing enhanced public facilities within the town centre.

Suggested Conditions:

- ✓ 1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

Reason - To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- extra → work to be carried out in accordance w/ plan no/...
as cond
(4) as proposed
app → 2. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Welsh Ministers shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

Reason - To ensure the works reflect the character and appearance of the building.

- see below → 3. All works of repair to the stained glass within the fanlight above the main entrance as detailed on approved drawing refs: HTP/01 Rev A and HTP/02 Rev A shall only be carried out by a suitably qualified specialist appointed by the applicant and agreed in writing with the Welsh Ministers. The works of repair shall not commence until a method statement and specification for repair have been submitted to and approved in writing by the Welsh Ministers. Works shall only be carried out in strict accordance with the details as are approved.

Reason - To ensure the works reflect the character and appearance of the building.

- as cond
(6) as proposed
app → 4. 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 their exact position, type, number and finish has been submitted to and approved in writing by the ~~Local Planning Authority~~ Welsh Ministers. Works shall only be carried out in strict accordance with such details as are approved.

Reason - To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building

5. Prior to first use of the new facility, details of the proposed finish to the internal (market facing) elevation of the new stud wall shall be submitted to and agreed in writing by Welsh Ministers. The details shall fully describe and decorative works and provide a timescale for implementation. The works shall be carried out and retained in strict accordance with the details as are approved.

Reason - To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building

- 3 Before works commence, a method statement (including specification for repair) for the repair of the stained glass within the fan light above the main entrance, shall be submitted to and approved in writing by the Welsh Ministers. The works shall be carried out in accordance with the approved details.