

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR NEIL MOIR IMPACTT PROPERTIES	Code No	WRO P/2020/0234
Agent	CB ARCHITECTURAL DESIGN MR CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	07/04/2020
		Decision Date	08/12/2020

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

31 HIGH STREET, WREXHAM, LL13 8HY

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER SYMUD A CHREU PARWYDYDD, TOILED NEWYDD A GRISIAU LLAWR CYNTAF / LISTED BUILDING CONSENT FOR REMOVAL AND CREATION OF PARTITIONS, NEW WC AND FIRST FLOOR STAIRCASE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives

Revision	Date	Description of Decision
0	08/12/2020	Listed Building Consent issued

Particulars of decision that Listed Building Consent be GRANTED

Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:1250 Location Plan, 1:50 Proposed Floor Plans Rev C, Dwg No. 811/A(2)01, Window/Door Schedule 811/S(2)01A, Dwg No. SW.016, Dwg No. SW/005/06A, Storm Horizontal Sliding Unit, Storm Lower Vertical Sliding Sash Unit, Heritage Impact & Design Statement (received 06/10/2020) and as contained within the application documentation.
3. Prior to the relevant part of works, the condition of the original ceilings shall be assessed and a schedule of repairs submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.
4. All original skirting boards shall be retained.

5. Prior to commencement of the relevant part of works, the full extent of any fire/noise separation measures shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.
6. Prior to their use on the development samples of all roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
7. No works to any timbers shall take place until a timber condition survey has been undertaken and a report of the findings etc. submitted to and approved in writing by the Local Planning Authority. The report shall include the extent, type and methodology of any repairs and/or replacement. Works shall only be carried out in strict accordance with the details as are approved.
8. Prior to commencement of the relevant part of works, details of any new insulation and/or ventilation measures, shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.
9. 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. Works shall only be carried out in strict accordance with such details as are approved.
10. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
11. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer 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.
12. The external fire door shall receive a painted finish and shall thereafter be retained for the lifetime of the development.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.

10. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm