

Item 4f

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY 3rd FEBRUARY 2020

APPLICATION NO:
P/2019 /0777

LOCATION:
HOLLYBUSH INN WELL STREET
CEFN MAWR WREXHAM LL14 3AE

DATE RECEIVED:
15/10/2019

COMMUNITY:
Cefn

DESCRIPTION:
CONSTRUCTION OF TEMPORARY
ROOF STRUCTURE (TO ENABLE
GABLE END DAMP TO DRY OUT)

CASE OFFICER:
SJG

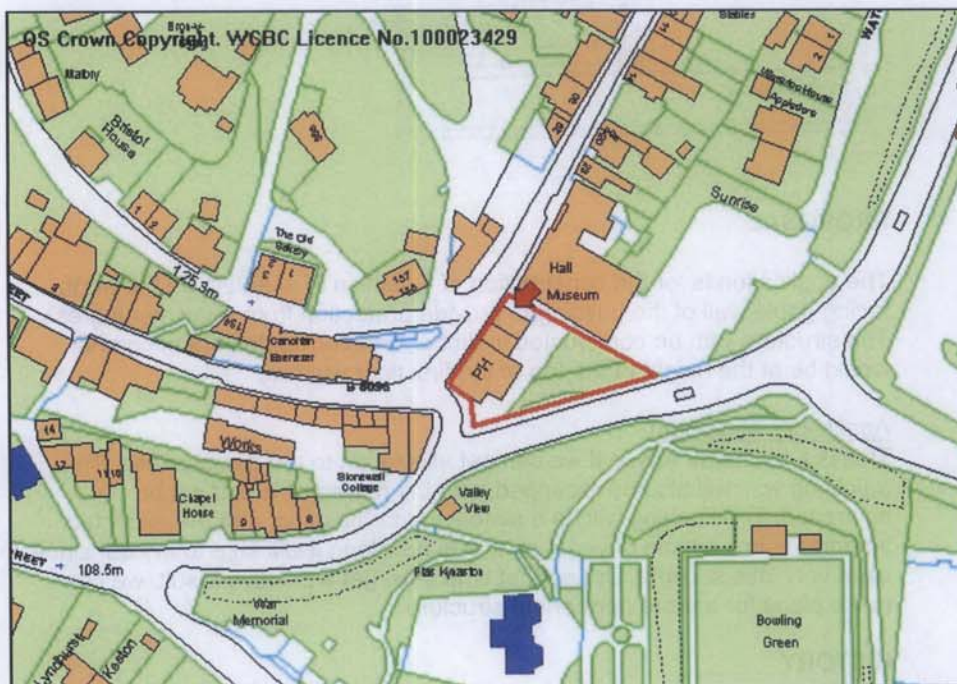
WARD:
Cefn

APPLICANT(S) NAME:
MR DAVID METCALFE
BPS

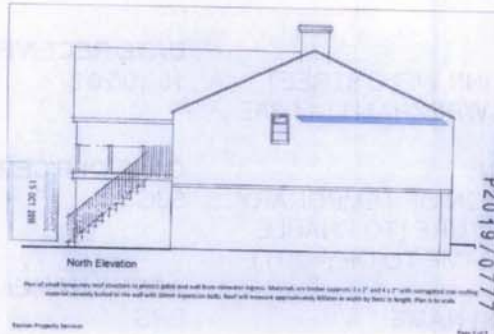
AGENT NAME:
BPS
MR DAVID METCALFE

THE SITE

The property is at the junction of Well Street and Crane Street



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PROPOSAL

The application is for the construction of a section of sheeting on the north-facing gable wall of the building to provide protection from rainwater ingress. The structure will be constructed in timber with corrugated sheeting and would be at the height of the top of the first floor window.

Applicant's statement

This is a trial affair to see if we can get alleviation to the damp issues. The adjoining wall will also be recapped, and the rainwater runoff will be controlled. The flashing will be a simple mortar flashing, and the expected time frame is a couple of years as that is how long it will take to dry out since it sees very little sunlight. During that time if we get a positive result, we can make plans for a more permanent structure.

HISTORY

- | | |
|-------------|---|
| P/2013/0400 | Refurbishment Of Existing Public House, Re-Formation Of Shop Unit And Change Of Use Of First Floor Into Restaurant, Museum, Kitchen, Office, Lift Access And Storage Area. Demolition Of Existing Rear Building And Formation Of Beer Garden. Granted 30/7/2013 |
| P/2013/0749 | Removal of condition 12 Granted 2/1/2014 |

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DEVELOPMENT PLAN

The property is within Cefn Mawr Conservation Area and the settlement limits.
Policies GDP1 and EC7 are relevant

CONSULTATIONS

Cefn Mawr Community Council:	No objections
Councillor D Wright:	Supports the application
Site notice:	Expired 14/11/2019
	No representations received.

SPECIAL CONSIDERATIONS

Design and Conservation: The Hollybush public house is situated prominently within the Cefn Mawr Conservation Area and was recently refurbished as part of the Heritage Lottery Fund Townscape Heritage Initiative. The proposals have been submitted to address concerns over damp issues to the northern gable elevation of the building. This stone built section of the building was previously in a state of disrepair and suffered from water ingress due to the condition of the roof. Concerns have been raised by the applicant that the wall bows out beyond the slated verge and therefore water is not being thrown away from the face of the wall. The solution proposed is to install a lean to corrugated roof covering, supported on brackets, at high level as a temporary solution to ascertain the cause of the problem.

The proposed structure would clearly appear incongruous and due to the materials proposed would lack the appropriate quality of appearance necessary to ensure the character and appearance of the Conservation Area was preserved. Clearly this could not form a long-term solution and a more appropriate design would be required should this alleviate the problem. The applicant does not however, provide a timeframe for the retention of these works. Further detail is also required as to the flashing detail between the sheeting and the wall. This needs to be determined in the first instance.

I have also discussed the proposals with Councils Structural Engineer and it is suggested that a more appropriate solution may be to address ground levels and drainage around the perimeter of the building in the first instance as there appears to be evidence of damp at the base of the wall. Furthermore, being a north facing wall, the elevation is not subject to driving rain but rather does not benefit from the drying effects of the sun so initial feedback suggests that this may not provide a solution in any case.

Conclusion: The proposed development would not enhance the character and appearance of the Conservation Area.

RECOMMENDATION: That permission be REFUSED

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REASON(S)

1. The proposed development would detract from the Character and Appearance of the Cefn Mawr Conservation Area, contrary to Policies PS2 and EC7 of the Wrexham Unitary Development Plan.