

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 NICK AMYES BRYMBO HERITAGE TRUST	Code No	BRY P/2020/0031
Agent	TACP ARCHITECTS MR MATTHEW GREGORY PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	16/01/2020
		Decision Date	16/12/2020

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

AGENTS HOUSE, BRYMBO IRON AND STEEL WORKS, HERITAGE CENTRE,
NEW HIGH STREET, BRYMBO, LL11 5AX

Description of application

LISTED BUILDING CONSENT FOR THE REINSTATEMENT OF A PERMANENT ROOF STRUCTURE, CHIMNEYS AND COVERING TO MATCH THE ORIGINAL DETAILS, SUPPLEMENTARY STRUCTURAL SUPPORTS INTERNALLY, AND NEW WINDOWS

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

Revision	Date	Description of Decision
0	16/12/2020	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 works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered BHF-TACP-AH-XX-DR-A-500 Rev A, BHF-TACP-AH-XX-DR-A-101 Rev A, and SK-13, and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and 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.

4. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
5. Prior to use on the building a specification of mortar and sample panel of re-pointing shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
6. Prior to use on the building a specification of all new plaster shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
7. Prior to installation on the building a specification of all new rainwater goods shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
8. Prior to use on the building details of all external decorative features shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
9. No new plumbing, pipes, flues, vents or ductwork shall be fixed to or formed through the external walls of the building.
10. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.
11. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no. 10 and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork.
12. The development shall be carried out in strict accordance with the reasonable avoidance measures and enhancements contained within the Bat Roost Assessment Report (by Enfys Ecology - Report No. EE.672.LB Version 2, 14/07/2020) approved as part of this application.

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 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.

4. To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 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 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.
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. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
11. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
12. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 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