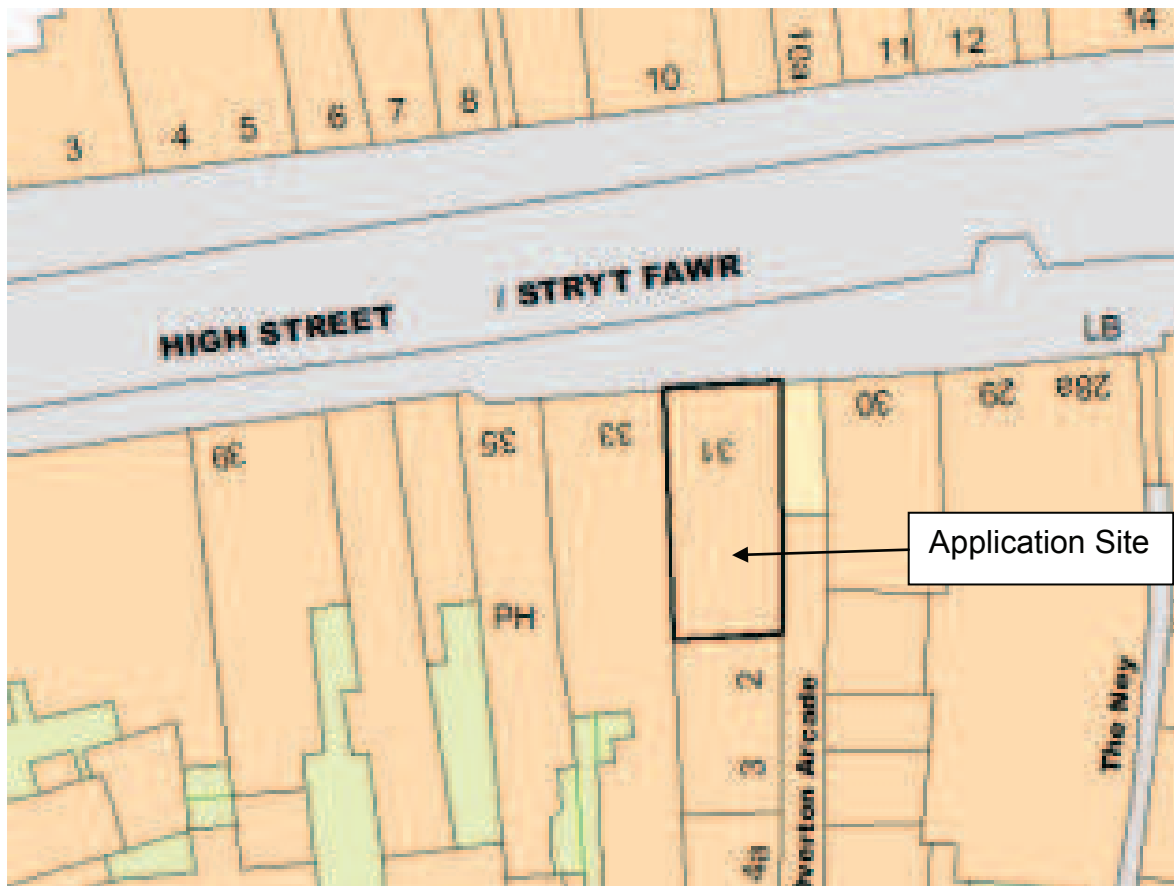


REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
Date – 6 January 2020

APPLICATION NO: P/2019 /0585	LOCATION: 31 HIGH STREET WREXHAM LL13 8HY	DATE RECEIVED: 05/08/2019
COMMUNITY: Offa	DESCRIPTION: LISTED BUILDING CONSENT FOR REFURBISHMENT OF GROUND FLOOR OFFICE SPACE AND CHANGE OF USE TO USE CLASS A1 AND A3	CASE OFFICER: MR
WARD: Offa	APPLICANT(S) NAME: MR NEIL MOIR IMPACTT PROPERTIES LTD	AGENT NAME: CB ARCHITECTURAL DESIGN MR CRAIG BAUGH

SITE



PROPOSAL

The application seeks listed building consent for the refurbishment and change of use of the ground floor office (currently A2 use class) to A1, A2 and A3.

The application site is Grade II listed. A full planning application under P/2019/0586 runs concurrent with this application.

HISTORY

P/2000/1028	Change of use from office to café/bar (ground and first floors). Refused 28/07/2003.
P/2019/0394	Listed building consent for refurbishment of ground floor office and change of use of upper floors to 6 no. flats. Pending.
P/2019/0395	Refurbishment of ground floor office and change of use of upper floors to 6 no. flats. Pending

DEVELOPMENT PLAN

Within Conservation Area. UDP policies EC7 and EC9 apply.

CONSULTATIONS

Community Council:	Object. No recycling facility, only access for bins to be brought out is either through the shop onto High Street or through the fire exit onto Overton Arcade, only access to upper floors is through the bar area to the stairs at the rear or through the fire exit on Overton Arcade leading to safety concerns, no disable access to toilets to the basement, materials to be fully compliant to Conservation Area and listed building.
Local Member:	Notified 29.08.2019.
Conservation:	No objection subject to conditions.
Site Notice:	Expired 26.09.2019.
Neighbours:	No representations received.

SPECIAL CONSIDERATIONS

Impact on special architectural and historic interest of the listed building: No external works are proposed to the frontage of the building.

Conservation Officer raises no objection subject to conditions to secure a specification for the repair of the original ceiling, internal plaster and re-

pointing works as well as for control of services and that the external fire door has a painted finish.

CONCLUSION

Subject to the conditions mentioned above, the proposal is not considered would result in harm to the special architectural or historic interest of the listed building and would comply with UDP Policy EC9.

RECOMMENDATION

That Listed Building Consent be GRANTED.

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, Storm Horizontal Sliding Unit, Dwg No. 811/L(2)01, Dwg No. SW.016, Dwg No. 811/A(2) 01 and as contained within the application documentation.
3. All works of repair to the original ceiling in the ground floor as detailed in the Heritage Impact Assessment shall only be carried out by a suitably qualified specialist appointed by the applicant and agreed in writing with the Local Planning Authority. 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 Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.
4. 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.
5. No re-pointing works shall commence until a specification has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in accordance with the details as are approved.
6. 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 approved.
7. The external fire door as shown on Drawing No. 811/L(2)01 shall receive a painted finish.

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.
 4. To ensure the works reflect the character and appearance of the building 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 Policy GDP1 of the Wrexham Unitary Development Plan.
 6. 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.
 7. 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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