

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	MS VIOLETTA NIKLAS	Code	WRR P/2019/0286
Agent	MR CRAIG BAINES LAWRAY ARCHITECTS THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	No Date Received	11/04/2019
		Decision Date	25/07/2019

Town and Country Planning Act, 1990
Section 73

Location of application

63, KING STREET, WREXHAM, LL11 1HR,

Description of application

VARIATION OF CONDITION NO 2 OF PLANNING PERMISSION P/2017/0510 TO ALLOW FOR AN AMENDED FLOOR LAYOUT CONSISTING OF GROUND FLOOR OFFICES AND 4 NO., FLATS SINGLE STOREY FLAT ROOF EXTENSION AND CONSTRUCTION OF TWO STOREY OUTRIGGER

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
GDP1	interest
PS2	Development objectives
T8	Development and the environment
	Parking

Revision	Date	Description of Decision
0	25/07/2019	Planning permission issued
1	04/03/2020	Approval of details submitted in respect of conditions 05, 06 and 07

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered KST-LAW-X-X-DEL-AR-

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062101 Rev P9 - PROPOSED ELEVATIONS AND SECTION, KST-LAW-X-X-DSP-AR-910101 Rev P6 - PROPOSED SITE PLAN, KST-LAW-X-X-DFP-AR-060102 Rev P10 - PROPOSED FLOOR PLAN - TWO, KST-LAW-X-X-DFP-AR-060103 Rev P7 - PROPOSED FLOOR PLAN-ONE, KST-LAW-X-X-DFP-AR-314001 Rev P3 - PROPOSED WINDOW DETAILS, KST-LAW-X-X-DCD-AR-314002 Rev P2 - PROPOSED EXTERNAL DOOR DETAILS and as contained within the application documentation.

3. The vehicular parking and turning areas as shown on approved drawing(s) No(s). KST-LAW-X-X-DSP-AR-910101 Rev P6 - PROPOSED SITE PLAN shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

4. Prior to their first use on the development, samples of all facing and roofing materials including ridge tiles, stone sills, render, decorative finishes and external paving shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as may be approved.

5. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@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.

Date Approved: 04/03/2020 **Reference Number:** P/2020/0034

By: Wrexham County Borough Council

Approved Details: Photographic Survey submitted 20/01/2020

6. No part of the development shall commence until a specification of rainwater goods has been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, fixing method, decorative/protective finishes and include cross sections. Works shall only be carried out in strict accordance with such details as approved.

Date Approved: 04/03/2020 **Reference Number:** P/2020/0034

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Approved Details: Specification provided with details submitted 20/01/2020

7. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

Date Approved: 04/03/2020 **Reference Number:** P/2020/0034

By: Wrexham County Borough Council

Approved Details: Meeting held on 16/12/2019

8. 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
4. In the interests of the amenity of the area and to ensure that works protect the special character of the building in accordance with policies PS2, GDP1 and EC9 of the Wrexham Unitary Development Plan.
5. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 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 protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.

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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.



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