

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 7th OCTOBER 2019

APPLICATION NO: P/2019 /0394	LOCATION: 31 HIGH STREET WREXHAM LL13 8HY	DATE RECEIVED: 15/05/2019
COMMUNITY: Offa	DESCRIPTION: LISTED BUILDING CONSENT FOR REFURBISHMENT OF GROUND FLOOR OFFICE AND CHANGE OF UPPER FLOORS TO 6 NO. FLATS	CASE OFFICER: MR
WARD: Offa	APPLICANT(S) NAME: MR NEIL MOIR	AGENT NAME: CB ARCHITECTURAL DESIGN MR CRAIG BAUGH

This application was reported to committee on 2nd September 2019. Members deferred the application on the basis that they required further information from the developer in respect of how the flats will be accessed by tenants, how bins will be emptied and for Members to be given access to the building in order to conduct a site visit.

The agent has confirmed that access to the flats would be through the gated Overton Arcade and would be by keypad to both entrances (the High Street and Temple Row entrance).

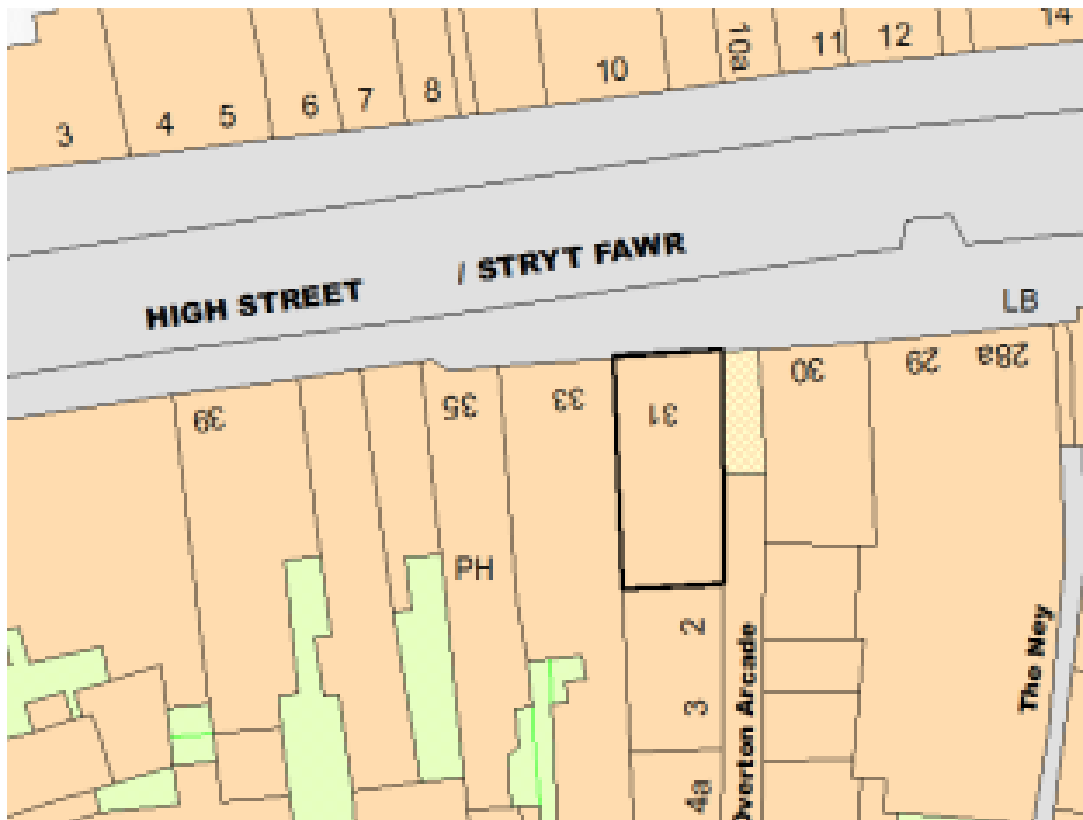
Bins will be put out on collection day from the internal bin store onto Temple Row for emptying.

The applicant has confirmed that a site visit to allow entry inside the building could be undertaken if required.

My original report together with my addendum report to the September Planning Committee is included below.

The recommendation remains unchanged.

SITE



PROPOSAL

The application seeks listed building consent for the refurbishment of the ground floor office and change of use of upper floors to 6 no. flats.

The application site is Grade II listed. A full planning application under P/2019/0395 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.

DEVELOPMENT PLAN

Within Conservation Area. UDP policies EC7 and EC9 apply.

CONSULTATIONS

Community Council:	Object. Proposals for the front elevation are approved. Development is over intensive. No parking provision. No parking provision provided.
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	Bins should not be left on Overton Arcade. The use of suitable materials must apply.
Local Member:	Notified 28.05.2019.
Press Notice:	Expired 29.06.2019.
Site Notice:	Expired 29.06.2019.
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.

Sky lights would be replaced, as would 2 no. windows. Details and specification of these would be secured by condition, where required.

Internally, certain historic features remain. The full extent of any repairs would need to be assessed and agreed and this would be secured by condition requiring submission of a Historic Survey.

Samples of the proposed replacement slates and ridge tiles would need to be submitted for the re-roofing of the building. The extent of repair or replacement of the roof timbers would also need to be secured by condition.

Conservation Officer raises no objection.

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.

ADDENDUM REPORT PUBLISHED 02nd SEPTEMBER 2019

Pages 85 – 89 WRO P/2019/0394
31 High Street, Wrexham

Consultations

Local Member – Supports the comments made by the Community Council who raise concerns with the proposal. Use of Upvc windows is inappropriate in a significant building in an important location at the heart of the Town Centre Conservation Area.

Retention of commercial use on ground floor and the conversion of the upper floors into residential accommodation to bring back life into the Town Centre are in keeping with the principles of the Town Centre Master Plan however

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there are a number of aspects associated with the proposal in addition to the use of unacceptable materials which need to be referred to in the refusal.

1. Over-intensive development providing poor quality residential accommodation and amenity. Spacing standards are below those set out in the Council's guidance, inadequate natural light entering some of the flats, conversion of the building into two flats would be preferable.
2. Lack of parking provision.
3. Refuse storage is accessed from the Overton Arcade which is gated and locked outside business hours. Access from the flats to this area is through the Fire Escapes shown on the plans which must be unacceptable.

Observations

As specified in the Officer Report, the proposal involves replacement and insertion of 2 no. sky lights and 2 no. windows.

The Conservation Officer has stated that a specification for the roof lights will be required. Condition 3 specifying that these shall be 'conservation type' only is considered addresses this matter.

One of the windows to be replaced is already uPVC and the Conservation Officer states that whilst it would be preferable to replace with timber sash, the replacement style proposed is a better style than the existing.

Window WS10 specified in the submitted Window and Door Schedule is timber and it would not be acceptable to replace this with a Upvc alternative. Condition 4 specifies that a detailed specification of this window shall be submitted to and approved in writing by the Local Planning Authority, prior to its installation. This is considered to address this matter.

Recommendation

Remains unchanged.

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, Window / Door Schedule (Ref: 811/S(2)07A), 1:50 Proposed Floor Plans Rev D, Dwg No. 811/A(2)07, Dwg No. SW016, Dwg No. SW/005/06A, Ultimate

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Rose Technical Drawings, Storm - Lower vertical sliding sash unit, Horizontal Sliding Unit, Dwg No. DS-247) and as contained within the application documentation.

3. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.
4. Prior to installation, details of the specification for the window labelled WS10 as outline on the submitted Window / Door Schedule ((Ref: 811/S(2)01A), shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
5. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such 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. 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 their installation, details of any new insulation or ventilation shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
9. No works shall commence until a detailed historic building survey has been undertaken of the ground, first and second floor of the building and survey drawings and/or report has been submitted to and approved in writing by the Local Planning Authority. The survey plan shall be fully annotated indicating precisely the extent of and dates of fabric affected by the changes including, for example, works to cornices, plasterwork and floors, etc. The survey drawings and/or report shall also include full details of all new/replacement works proposed. Works shall only be carried out in strict accordance with the details as approved.

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.

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4. In the interest of safeguarding the architectural and historic interest of this Listed Building.
 5. 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.
 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.
 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.
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