

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY
29th JULY 2019

APPLICATION NO:
P/2019 /0185

LOCATION:
THE BOAT INN ERBISTOCK
WREXHAM
LL13 0DL

DATE RECEIVED:
08/03/2019

COMMUNITY:
Erbistock

DESCRIPTION:
APPLICATION FOR LISTED
BUILDING CONSENT FOR PART
DEMOLITION TO REAR, REAR
SINGLE-STOREY EXTENSIONS TO
PROVIDE NEW KITCHEN
FACILITIES, REFURBISHMENT OF
INTERNAL ARRANGEMENTS
INCLUDING NEW BAR AND TOILET
AREAS AND MINOR OPENINGS

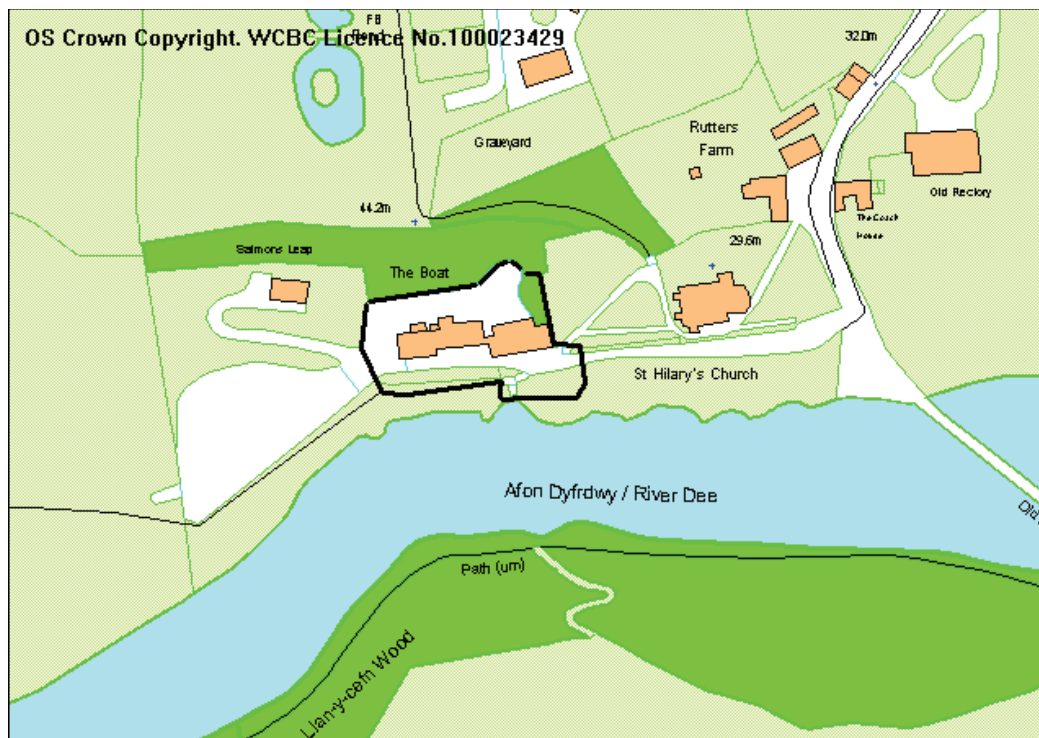
CASE OFFICER:
PF

WARD:
Marchwiel

AGENT NAME:
MTP TOWN PLANNING
LTD
PETER MILLER

APPLICANT(S) NAME:
G PRICE PRICE AND CHANTLER
LTD

THE SITE



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PROPOSAL

Listed building consent is sought for various internal and external alterations associated with the extension and refurbishment of the public house. These consist of the following elements:

- Part demolition of existing rear extension;
- Provision of single storey extension to provide new kitchen facility
- Refurbishment of internal arrangements including new bar and toilet areas; and
- Alterations in the form of new openings.

HISTORY

CB02216 Erection of extension to form restaurant. Granted 18.08.1998
CB02217/LB Erection of extension to form restaurant. Granted 30.09.1998
P/2019/0186 Application for conservation area consent for demolition of outbuildings and rear building within Erbistock conservation area. Granted 20.05.2019
P/2019/0187 Part demolition to rear, rear single-storey extensions to provide new kitchen facilities, refurbishment of internal arrangements including new bar and toilet areas and minor openings. Pending.

PLANNING POLICY

The building is Grade II listed. Policy EC9 of the Wrexham Unitary Development Plan is relevant as well as guiding principles within Welsh Government Technical Advice Note 24.

CONSULTATIONS

Community Council:

Local Member:

Site notice:

Society for the Protection

of Ancient Buildings (SPAB):

Notified 14.05.2019

Expired 26.06.2019

Objects for the following reasons:

Whilst we consider the proposal appropriate, there are two minor aspects within this application which raises concern.

a) A new opening within the timber screen which divides the “Old Kitchen” and “Mid”. This has been identified on the drawings as 19th century however the photograph contained within the HIA suggests that earlier 17th century fabric (part of the sole plate and beam) are contained amongst the later panelling and inserted windows and

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will be affected by this proposal. The formation of a new doorway within screen could risk substantial harm to the 17th century fabric and should be avoided, or a detailed assessment of the screen undertaken to support the 19th century dating; and

b) A new opening within 17th century external wall between the “tap” and “mid” will result in the loss of early fabric, the former external wall to the 17th century part of the building, causing substantial harm to the listed structure. This new opening should not be permitted.

Ancient Monument Society:	Consulted 12.03.2019
Council for British Archaeology:	Consulted 12.03.2019
The Georgian Group:	Consulted 12.03.2019
The Victorian Society:	Consulted 12.03.2019
Denbighshire Historical Society:	Consulted 12.03.2019
WACS:	Consulted 12.03.2019
RCAHMS:	Consulted 12.03.2019
Neighbouring occupiers:	Two neighbouring occupiers notified. No responses received.

SPECIAL CONSIDERATIONS

Setting: The Boat Inn is listed as a 17th Century building with 19th Century re-modelling and is located within the Erbistock Conservation Area.

Formerly comprising 2 buildings and a barn, the structures have now been linked and extended through 20th Century modifications. The building has most recently served as a public house and restaurant but has subsequently closed for refurbishment.

The proposals have been subject to pre-application discussions, the outcome of which is reflected in the application submission. These are summarised in the proposals section of this report. The findings of the Heritage Impact Assessment are accepted and therefore I am largely satisfied that the proposals will not adversely affect the special significance of the listed building or the character and appearance of the surrounding Conservation Area.

Amended plans have been provided which have sought to address the council's Conservation Officer's additional requests for further information. These relate primarily to detail of materials, specification for the glass roof/glazed link, internal and external joinery, specification of any new extracts/vents/flues etc. and details of the extent and type of any new hard landscaping and boundary treatments.

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SPAB: The concerns detailed by SPAB earlier in this report have been considered in detail by the Conservation Officer and the applicant. Additional information has been provided in response to the objection raised. This formed part of a re-consultation exercise on 25th April 2019 with SPAB but no additional response was received. In summary the applicant has stated that:

- 1 It is proposed to provide an opening at high level with the 'screen' wall. There is no new door opening being proposed. The screen wall comprises reused timbers, and cementitious plaster which is later 19th century work. Part of the screen has been furnished with wainscotting, which itself has been adapted to fit the dimensions. The proposed opening in the wall, which appears to be of 19th century date, albeit with some reused timbers in parts, is at higher level with the later plasterwork, and will not require any cutting through or removed of any of the residual/reused timber beams. As such the sole plate and beam will remain in situ, as existing.*
- 2 The provision of a new doorway through the external wall is an honest approach to adapting the plan form to optimise its continued usage- the evolution of the building with constant adaptations, repurposing and structural interventions is a key part of its significance. The HIA has illustrated that these changes are fundamental to understanding of the building and its development. A new doorway through the earlier external wall- which in itself became an internal wall historically- would not dilute or compromise those aspects of the building, its character and history which help define its significance. Whilst it is agreed that there will inevitably be a loss of earlier fabric, such changes are very much part of the historic interest of the Boat Inn, and these are demonstrated throughout the building. Loss of a relatively small amount of early fabric is not tantamount to 'substantial harm' if it does not impinge on significance, and if the loss of that fabric allows for a sustainable use of the building, and the concomitant public benefit of conserving the building in its historic use.*

I am satisfied that this proposed response provides a detailed and proportional justification to the alterations that are proposed to the building. It is agreed that these changes will form part of the building's ongoing transition and are limited in terms of the significance of those individual parts of the buildings. On this basis I do not consider that the special character and setting of this listed building will be harmed.

Conclusion: I am satisfied that the proposal is acceptable and this is reflected in my recommendation.

RECOMMENDATION

That Listed Building Consent be GRANTED

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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:
B200 - Proposed site plan
B201 Rev A - Proposed Ground Floor and Basement plans
B202 Rev A - Proposed first floor and roof plans
B203 Rev A - Demolition and alterations plan
B204 Rev A - Proposed Elevations
B207 Rev A - Proposed site plan and landscaping and boundary treatments
B208 - Proposed ground floor and first floor finishes Plans
B209 - Proposed door schedule and details
B210 - Proposed window schedule and details
B211 - Kitchen and WC extensions coping details
B212 - External staircase and balustrade details
and as contained within the application documentation.
3. No application of any external render shall take place until details of its material, colour and finish has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the detail as may be approved.
4. No development shall commence until a detail specification of the glass roof and glazed link has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the detail as may be approved.
5. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are 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 that the works reflect the special status of the building in accordance with policy EC9 of the Wrexham Unitary Development Plan.
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