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Full Statement of Case

**Appeal by Atlas One Limited against Wrexham
Borough Council's refusal of Application ref.**

P/2016/0574

**Application for approval of details reserved by
conditions imposed under planning permission code
no. P/2010/0870 - Conditions 4 and 5**

at 20 High Street, Wrexham, LL13 8HP

February 2017

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Final Version: February 2017

For and on behalf of GVA Grimley Limited

1. Introduction

- 1.1 This Full Statement of Case is submitted by GVA on behalf of Atlas One Limited ('the Appellant') in support of an appeal made under Section 78 of the Town and Country Planning Act (TCPA, 1990), following Wrexham Borough Council's ('WBC' hereafter referred to as 'the LPA') formal refusal of an application (LPA reference P/2016/0574) to approve details reserved by a condition (nos. 4,5) imposed under planning permission P/2010/0870) at 20 High St, Wrexham.
- 1.2 Please note that the access to the appeal site is via 20 High Street, however the majority of the building forms part of 19 High Street. The LPA has consistently referred to the site as 20 High Street, therefore for continuity purposes this Statement also refers to the site as 20 High Street.
- 1.3 The Full Statement of Case is supported by:
- Planning Appeal forms, signed and dated;
 - A Site Location Plan;
 - Heritage Written Representations prepared by Dr Ramona Usher (Lanpro Services Ltd);
 - Planning Application documents and associated plans submitted in support of the planning application (LPA reference P/2016/0574);
 - Planning Application documents and associated plans submitted in support of the original planning application (LPA reference P/2010/0870);

2. The Appeal Site and its Surroundings

The Appeal Site

- 2.1 The appeal site is located within Wrexham town centre at 20 High St (this appeal relates to the east, west and north elevations only). A Site Location Plan is enclosed at **Appendix I** of this Statement.
- 2.2 The building is not statutory or locally listed but is located within the Wrexham Town Centre Conservation Area (CA). A map of the CA boundary (identifying the site) is enclosed at **Appendix II**.
- 2.3 The site comprises a three storey building which is currently being converted into 5 residential apartments by the Appellant (LPA ref. P/2010/0870). The application site was previously vacant for in excess of 30 years (until at least 1980). It is important to note that the replacement windows subject of this Appeal (19 in total) relate to the first and second floors of the Chester Street and east/west elevations only.
- 2.4 The High St elevation does not form part of this Appeal. The windows at this elevation are in good condition and do not require replacing.
- 2.5 The appeal site comprises 2 district character areas:
- The Chester Street elevation of 20 High Street;
 - The rear elevations of 20 High Street.
- 2.6 The Chester St elevation (east) comprises 6 of the replacement windows. This elevation faces onto an established shopping street and pedestrian linkage through the town centre. The first and second floors of 20 High Street are barely visible from street level as they set back from the ground floor elevation.
- 2.7 The rear elevation (north), likely to be 19th century, is of red brick construction and comprises 4 of the replacement windows (non-opening). The elevation is interspersed with utility cables, guttering and ventilation flues. The rear elevation (west) contains 9 of the replacement windows and is also of red brick construction. Both elevations face onto an enclosed service area/yard, which is described in further detail below.

The Surroundings

- 2.8 The surrounding area to the south of the site is typical of an established town centre, and comprises a high volume of ground floor commercial uses with a mix of commercial and residential uses at the upper floors.
- 2.9 The area surrounding the rear elevation to the north is an un-adopted highway/footpath which is gated at the Henbias Street and Chester Street entrances. This area is currently in use as private access to residential properties and as a storage area for commercial and residential waste containers. There is no public access or through route. Photographs of the building are enclosed at **Appendix III** (photographs 1-8).

3. Planning History and Timeline of Key Correspondence / Events

Planning History

LPA Reference P/2010/0870

- 3.1 A full planning application (LPA reference P/2010/0870) for the conversion of the un-used upper floors of 20 High Street into 5 residential apartments was submitted to the LPA on 18 October 2010. Planning permission was granted on 6 December 2010. A copy of the decision notice is enclosed at **Appendix IV**.
- 3.2 Condition 4 of the decision notice states *‘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 LPA. The details shall fully describe the proposed materials, decorative/protective finishes, cross sections for glazing bars, sills, heads etc., method of opening and glazing type. The works shall only be carried out in strict accordance with such details as are approved’*.
- 3.3 Condition 5 states *‘Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the LPA. The colour of the painted finish shall not thereafter be changed without the prior written consent of the LPA’*.

LPA Reference P/2016/0574

- 3.4 Following the granting of planning permission P/2010/0870 for the conversion of the un-used upper floors into 5 residential apartments, an application for approval of details reserved by conditions imposed under planning permission code no. P/2016/0574 was submitted to the LPA on 21 June 2016. The target determination date was 16 August 2016. The submitted details related to conditions 4 and 5 of P/2010/0574 (set out above).
- 3.5 The planning application submission package comprised:
- Application form, site ownership certificate and relevant planning fee;
 - Site Location Plan;
 - Specification of the proposed windows;
 - Proposed Elevations (dwg no. 10.005(2-)-103); and
 - Proposed Floor Plans;

3.6 The planning application was refused on 6 December 2016 for the following reason:

'Due to their appearance and the materials used, the windows detract from the appearance of the building and in turn have a detrimental impact upon the character of the Wrexham Town Centre Conservation Area, thus conflicting with policies GDP1 and EC7 of the Wrexham Unitary Development Plan'.

3.7 A copy of the decision notice is enclosed at **Appendix V**.

Timeline of Key Correspondence / Events

3.8 During the determination of the planning application various email correspondence (see **Appendix VI**) took place between the case officer (Mathew Phillips), the Appellant and the Conservation Officer (Anna Irwin). Set out below is a timeline of key events / correspondence:

- **21 June 2016** - P/2016/0574 was submitted to the LPA;
- **21 July 2016** - The first sample window was provided on site (but not fitted);
- **12 August 2016** – The Conservation Officer suggests potential metal replacements;
- **16 August 2016** - Target determination date;
- **19 August 2016** - Extension of time granted for 4 weeks to allow the Conservation officer to comment agreed with Applicant;
- **12 September 2016** – Further extension of time agreed with the Applicant;
- **26 September 2016** - The trial window was temporarily installed to provide a working sample;
- **4 October 2016** – The Conservation Officer emails the Appellant and makes no mention of UPVC being unacceptable, *'the position of the opening light is acceptable in principle although we will need either section drawings or a sample on site to demonstrate the profile in order to confirm acceptability of windows to both elevations. Drawings or samples need to demonstrate projection of opening parts from the frame, profile and positioning of glazing bars (relative to the glazing units as discussed on site to avoid the deadening effect) and trickle ventilation detail (which would ideally be omitted or concealed)'.*
- **Early October** – the building suffers considerable water damage from severe weather conditions;
- **5 October 2016** - The replacement windows were fitted to make the building water tight and to prevent further damage as no response had yet been received from the LPA;

- **12 October 2016** – The Conservation Officer emails the case officer ‘*the glazing bars are still positioned behind the glazing to the window head and elsewhere quite clearly appear as ‘planted on’ in that they do not meet the outer frame. I also hoped the vent could be better concealed*’. The comments relate solely to design detail and again do not raise any issue with the principle of UPVC windows in this location.
- **17 October 2016** – The Conservation Officer emails the case officer ‘*I remain unconvinced that the quality, authenticity and detail of the traditional style can be properly emulated in this type of construction*’.
- **25 November 2016** – The Appellant requests a meeting on site with officers to agree the windows are acceptable;
- **28 November 2016** – The case officer expresses concerns that the windows have been installed without formal discharge of Conditions 4 and 5;
- **6 December 2016** – P/2016/0574 is refused.

3.9 The above timeline and correspondence (see Appendix VI) demonstrates that the Appellant has made every reasonable effort to work with the LPA to agree a solution despite the responses received being unclear and significantly delayed. It should be noted that 6 months passed between the submission of the application and LPA’s decision.

3.10 Government guidance advises that development that is ready to proceed should not be held back by delays in discharging planning conditions. The LPA must give notice to the Applicant of its decision within a period of 8 weeks from the date of the request received.

4. Planning Policy Framework

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 indicates that local planning authorities are required to determine planning applications in accordance with policies contained within the Statutory Development Plan unless material planning considerations indicate otherwise. Planning Policy Wales (PPW) (Edition 9, November 2016) and Technical Advice Notes (TANs) provides guidance at a national level.

Local Planning Policy and Guidance

- 4.2 The Development Plan for Wrexham Borough Council consists of:

- The Unitary Development Plan (UDP) 1996 – 2011 (adopted on 14 February, 2005)

- 4.3 The following Local Planning Guidance is also relevant:

- Guidance Note No 4 – Conservation Areas
- Wrexham Town Centre Conservation Area Assessment and Management Plan (adopted In January 2009).

- 4.4 As defined by the Proposals Map, the site is located within Wrexham town centre and Conservation Area.

The Unitary Development Plan (UDP) (2005)

- 4.5 The UDP was adopted in February 2005.

- 4.6 The following UDP policies are considered relevant to this Statement:

- PS2 'Strategic Policies'
- GDP1 'General Development Principles'
- EC7 'Conservation Areas'

- 4.7 A summary of the relevant policies is enclosed at **Appendix VII**.

Guidance Note No.4 – Conservation Areas

- 4.8 Since 1968 Local Authorities have been able to designate parts of their administrative areas as Conservation Areas. The legislation states that such an area can be designated because of its 'special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance'. The objection of the local planning guidance note, amongst other things, is to improve design standards in Conservation Areas.

4.9 The Council is committed to the preservation and enhancement of Conservation Areas by the following means:

- Improvement through its own capital programme;
- Working in partnership with other bodies and agencies;
- Strong Development Plan policies, Conservation Area Character Statements and Enhancement Plans;
- Securing improvements through planning permissions;
- Providing advice and information; and
- Conservation Grant Aid.

Wrexham Town Centre Conservation Area Assessment and Management Plan (2009)

4.10 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Authorities to identify 'areas of special architectural or historic interest the character of which it is desirable to preserve or enhance' for designation as conservation areas. The purpose of the Conservation Area Assessment and Management Plan is:

- To provide a clear definition of an area's special architectural or historic interest;
- To identify ways in which their unique characteristics can be preserved and enhanced through the Enhancement Plan;
- To strengthen the justification for designation;
- To create a clear context for future development in accordance with conservation area policies in the development plan;
- To provide a vehicle for engagement and awareness raising.

4.11 A summary of the relevant sections of the Conservation Area Assessment and Management Plan is enclosed at Appendix VII.

National Planning Policy and Guidance

Planning Policy Wales (PPW) (Edition 9, November 2016)

4.12 The PPW sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in circulars and policy clarification letters. It translates the Government's commitment to sustainable development into the planning system so that it can play an appropriate role in moving forwards sustainability.

- 4.13 Section 6 relates to the Historic Environment. A summary of the relevant PPW policies is enclosed at Appendix VII.

Technical Advice Note (TAN) 12: Design (2016)

- 4.14 The purpose of this TAN is to equip all those involved in the design of development with advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system.
- 4.15 Section 5.6 relates to the Historic Environment. In areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, such as National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites and conservation areas, the objective of sustaining character is particularly important and context appraisals should reflect this. The general aspects of the "character" objective of good design should be pursued but more detailed information may be needed in relation to key issues such as:
- the setting and views of key buildings, landscape, parks and gardens, archaeology and skylines within, to and from the area;
 - the degree of architectural unity or informality in building groups and settlements and in landscape;
 - locally distinctive building elements and construction techniques, such as roof pitches, window proportions, parapets, or paving details;
 - locally distinctive facing materials such as natural slate, brick quoins or natural stone in both buildings and the public realm;
 - boundary details including means of enclosure of landscape features, open spaces and gardens;
 - street furniture including signage, street nameplates, street lighting;
 - in retail areas distinctive design and proportions of shopfronts, signs, and lettering.

5. Grounds of Appeal

- 5.1 P/2016/0574 was refused on 6 December 2016 for the following reason (see Appendix V for decision notice).

‘Due to their appearance and the materials used, the windows detract from the appearance of the building and in turn have a detrimental impact upon the character of the Wrexham Town Centre Conservation Area, thus conflicting with policies GDP1 and EC7 of the Wrexham Unitary Development Plan’.

- 5.2 This Statement and supporting Heritage Statement will demonstrate that details submitted for approval by condition fully accord with the Development Plan and that there are no material considerations to justify the refusal of planning permission. It will focus on the following issues:

- Impact on the visual appearance of the building;

We will demonstrate that the proposal would not have a negative impact and/or detract from the visual appearance of 20 High St;

- Visual impact on the Conservation Area;

We will demonstrate that the proposal would not have a detrimental impact on the character and setting of the Wrexham town centre Conservation Area.

Other Material Considerations

- 5.3 The following sections of this Statement will also outline the other material considerations which should be given due weight when determining the proposal:

- Examples of other UPVC windows within the Conservation Area;
- Building Regulation requirements;
- The significant investments made by the Appellant to restore the building.

Background

- 5.4 Notwithstanding the reason for refusal, it is important to note that only the details of the proposed windows were conditioned. Therefore, the principle of replacing the original 19th century metal windows was agreed in principle. Drawing no. 10.005(2-)-007 Rev B approved in principle replacement windows that differed in pattern from the original. It therefore cannot be disputed that the LPA accepted the loss of historic fabric.

- 5.5 It is likely that the previous windows were installed as either part of the 19th century construction of the appeal site or later alterations. Many of the windows were missing or severely damaged with broken panes and frames (see Appendix III, photographs 9-13). As

the windows were no longer serving their purpose to protect the building from the elements, the Appellant was forced to install wooden boards on a temporary basis to protect the internal areas.

- 5.6 During a period of extremely severe weather in October 2016, the wooden boards were also unable to protect the internal areas from wind and water damage this led to the Appellant installing the proposed windows subject of this Appeal.

Impact on the visual appearance of the building

- 5.7 20 High Street is not a statutory or locally listed building and therefore the building and windows subject of this appeal are not afforded any statutory protection by the Welsh Government or LPA. Upon visiting the site it is evident that any architectural and/or heritage significance associated with the building relates to the High Street elevation only and not the east/north/west elevations.
- 5.8 The east/north/west elevations are of red brick construction and are not considered to follow the traditional character of the south elevation or the surrounding area. The external appearance of the appeal site exhibits a range of architectural features but is generally industrial in character.
- 5.9 As the building has no heritage designation, the LPA's general development principles apply. UDP **Policy GDP1(a)** requires new development to ensure that its scale, design and layout, and its use of materials and landscaping accords with the character of the site and makes a positive contribution to the appearance of the nearby locality. In relation to the reason for refusal, the key consideration is whether the proposed UPVC windows detract from the appearance of 20 High Street.
- 5.10 The east elevation of the appeal site is set back from Chester Street by Nos. 1 and 2 Chester Street. Due to the narrow width of the street below the elevation is barely visible from street level, approximately half of the upper floor windows can be viewed. On this basis, the replacement windows (6) on the Chester Street elevation have at worst a neutral impact on the visual appearance of this part of the building.
- 5.11 The north elevation contains 4 of the proposed windows, the west elevation comprises 9 windows. The general character of this area is distinctly different from the High Street elevation to the south and Chester Street elevation to the east and is that of a town centre back-street / service area. The rear elevations of the appeal site and surrounding buildings are of no architectural merit and are predominantly dominated by building services.

- 5.12 The north and west elevations of 20 High Street are interspersed with utility cables, guttering and ventilation flues. The rear elevation of Nos. 14 and 15 High St (a Grade II listed bank) which adjoin the western elevation of appeal site, contains air condenser units, UPVC windows with metal grilles and large extraction/ventilation pipes, all of which are visually unattractive, create a cluttered feel and have a far greater visual impact on the host building than the proposal. There are other examples within the town centre where the rear elevations of designated and non-designated buildings are also in use as a location for servicing (for example the Wynnstay Arms Hotel, Yorke Street).
- 5.13 In summary, it has been established that the proposal will have an at worst neutral impact on the east elevation of the building. The wider proposal has enhanced the previously disused building and poor quality windows and will improve the overall visual appearance of the north/west elevation of the building in that the proposed windows are of high quality design and materials which have been selected to reflect the grid pattern of the previous windows; will provide uniformity to the elevation where previous windows were missing, damaged or boarded up; ensure the building is water tight, energy efficient and sustainable for future residents; will meet building regulations and thus will not detract from the appearance of the non-designated building but will enhance the visual appearance of 20 High Street in accordance with UDP **Policy GDP1(a)**.

Impact on the character of the Wrexham Town Centre Conservation Area

- 5.14 On the basis that the windows do not impact on the visual appearance of 20 High Street, the proposal cannot impact on the character of the CA. Notwithstanding the above, due consideration is given below to any potential impact on the character of the CA.
- 5.15 The House of Lords in the South Lakeland District Council v Secretary of State for the Environment (1992) appeal decided that the 'statutorily desirable object of preserving the character of appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say preserved'. This Statement demonstrates that as a worst case scenario the proposal preserves the character of the CA.
- 5.16 In accordance with the Conservation Area Assessment and Management Plan (2009), the site is located within the 'Medieval Wrexham' character area of the CA. 20 High Street is not specifically mentioned in the character area description and it is considered that the rear elevations of the building make no contribution to the character and/or setting of the CA. In reality, the existing area surrounding the rear elevations of 20 High Street detracts from the CA due to the amount of building services located on the rear elevations of buildings, the use of

the area for the storage of waste containers and the overall poor quality of the built environment.

- 5.17 Figure 4 of the CA Assessment and Management Plan identifies a number of features of the CA including key views, landmark buildings and important pedestrian links. The proposed windows cannot be seen from any of the identified 'important views' (Abbot Street, Town Hill, High Street and the junction of Charles Street/Chester Street/York Street and High Street) within the CA. Further, the proposed windows on the east elevation are barely visible from within the CA, therefore the proposal leaves the CA unharmed in accordance with **PPW 6.5.21**.
- 5.18 The north/west elevations of the proposal can be viewed from the un-adopted highway/footpath located to the rear of 20 High Street. However, this back street is gated at the Henbias Street and Chester Street entrances and therefore has restricted public access. Overall, the proposal can only be viewed from a single location looking west from Charles Street and therefore has a negligible impact at worst on the character of the CA.
- 5.19 **PPW (6.2)** and UDP **Policy EC7** seek to preserve or enhance the character or appearance of conservation areas, while at the same time helping them to remain vibrant and prosperous. Alterations and additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.
- 5.20 With regards to the window openings, the proposal will not result in any increased openings or the loss of the elevation in order to accommodate the new windows. The materials of the surrounding area are varied and include white UPVC windows, red brick, cream render, blue grilles, large silver/grey flues and black guttering. On this basis, the use of dark grey UPVC is not out of character and is a significant improvement on the white UPVC windows located in the vicinity. The Appellant has made every reasonable effort to obtain a replacement which reflects the design and detailing of the previous windows while being efficient and cost effective to ensure the viability of bringing back this vacant building into use. This Statement demonstrates that the proposal achieves this.
- 5.21 The CA Management Plan advises on the replacement of windows and states that UPVC is not considered an acceptable replacement for timber or iron windows. This document was adopted in 2009. Since then, the range and quality of UPVC windows has increased significantly.
- 5.22 In summary, the proposal will remove the previous windows which were in a poor condition, enhance the visual appearance of the appeal site and therefore the character and setting of Wrexham town centre CA by virtue of its appropriate scale, materials and design. The proposal fully accords with **UDP Policy EC7** and **PPW(6.2)**.

Other Material Considerations

Examples of other UPVC windows within the Conservation Area

- 5.23 A site visit was undertaken on 18 January 2017 to identify other examples of UPVC windows within the CA (see Appendix III, photographs 14-22).
- 5.24 Immediately surrounding the site are a number of examples of UPVC windows at the Wynnstay Apartments building which are white and include none of the detailing of the proposed windows; and at 2a Chester Street, the latter of which we understand to be subject of a pending enforcement case.
- 5.25 UPVC can also be found at properties along Bank Street, Queen Street, High Street and Church Street and the rear of the Wynnstay Arms Hotel, a number of which relate to shopfronts and not rear elevations as per the appeal site. This demonstrates that whilst the CA Assessment and Management advises against the use of UPVC, there are still a number of examples where UPVC has been used both at the front and rear of buildings. It is our view, that whilst every effort should be made to maintain the character and setting of the CA in accordance with national and local planning policy, there are some instances where the use of non-traditional materials can be acceptable, especially on secondary/back streets which are not publicly accessible and when proposals have been designed in a sensitive manner, such as the appeal site.

Building Regulation / Glazing Requirements

- 5.26 The Appellant was advised by Assent Improved Inspectors that it is a requirement for each room to have a window which has an opening section equivalent to 5% of its floor area to enable an acceptable level of ventilation for future residents. Windows that serve the fire escape staircases are required to have an opening section at high level at each storey so that the fire brigade may control the ventilation within the stair in the case of a fire in the building. This approach was agreed with the LPA's Building Regulations team through the determination process. The windows must also be able to demonstrate acceptable U-Values and thermal conductivity.
- 5.27 The 4 windows at the north elevation have been purposely designed to be non-opening to replicate the previous windows and to maintain a slender profile on the elevation.
- 5.28 The openable windows have been located at the upper floors of the east and west elevations, where they are not visible from the street scene. These windows are required to have thicker frames in order to take the weight of the opening pane. It was also a requirement by building regulations for the windows on the west elevation to be fire escape windows. This limits the Appellants ability to use aluminium or metal windows.

- 5.29 The Appellant was not able to find a viable aluminium or metal replacement which could meet building regulations without significantly increasing the profile of the windows which would have had a significant impact on the visual appearance of the building and character of the Conservation Area. Therefore a UPVC alternative was sought.
- 5.30 The above demonstrates that it is a requirement by building regulations that some of the windows at the appeal site are openable for ventilation and fire escape purposes. This has resulted in some of the proposed windows on the upper floors of the east and west elevations having thicker frames, this is unavoidable.
- 5.31 The approved Noise Report prepared by Azymuth Acoustics states that *'the glazing units should be fitted into a frame which provides a good acoustic as well as thermal seal'*. Again, this limits the specification of the new windows which must ensure a good level of residential amenity for future residents.

The significant investments made by the Appellant to restore the building

- 5.32 As previously stated, the building was in a poor condition and required considerable works and capital investment to successfully convert it into residential apartments.
- 5.33 The Appellant has invested approximately £400,000 in the renovation of the building and aside from the proposal is carrying out extensive refurbishment works such as replacing the roof covering, repairing the roof timbers, external repointing, installing new guttering and internal works such as new staircases, plumbing, electrics, plastering, joinery and general decoration.
- 5.34 The Appellant has undertaken the repair works to a very high standard and has made every reasonable effort to work with the LPA to agree a solution for the proposed windows. However, the delays in responding to the Appellants request for meetings and comments on the proposed windows resulted in the Appellant being forced into ensuring the building they were making a considerable financial investment in did not suffer from further damage as a result of severe weather. We consider this to be a reasonable approach.
- 5.35 This building has been vacant for in excess of 20 years and has made no positive contribution to the CA. This proposal forms part of a wider £400k investment to bring the back into use a vacant building in the CA. There can be no doubt that this proposal has enhanced the character of the CA and as such we ask that the Inspector considers the Appeal favourably.

6. Summary and Conclusions

- 6.1 This Full Statement of Case is prepared in support of an appeal made under Section 78 of the Town and Country Planning Act (TCPA, 1990) following the LPA's formal refusal of an application (LPA reference P/2016/0574) to approve details reserved by a condition (nos. 4,5) imposed under planning permission P/2010/0870) at 20 High St, Wrexham.
- 6.2 It is demonstrated that the proposal will not negatively impact or detract from the visual appearance of 20 High Street for the following reasons:
- the building subject of this appeal is afforded no heritage designation and is of no particular architectural merit;
 - the proposal will have an at worst neutral impact on the east elevation (Chester Street) of the building, due to the very limited visibility of this elevation from publicly accessible areas;
 - the proposal will enhance and preserve and enhance the appearance of the north elevation due to the window being slim line with narrow glazing bars located integrally (not planted on);
 - the Appellant has made every reasonable effort to locate the opening windows (required by building regulations) in the least visible locations, at the west elevation and upper floors of the east elevation and has successfully achieved this;
- 6.3 The proposed windows are of high quality design and materials selected to reflect the grid pattern of the previous windows; will provide uniformity to the north and west elevations where previous windows were missing, damaged or boarded up; ensure the building is water tight, energy efficient and sustainable for future residents and thus will not detract from the appearance of the non-designated building but will enhance the visual appearance of 20 High Street in accordance with **UDP Policy GDP1**.
- 6.4 On the basis that the windows do not impact on the visual appearance of 20 High Street, the proposal cannot impact on the character of the CA. Notwithstanding this, it has been demonstrated that the proposal will have no impact on the CA for the following reasons:
- 20 High Street is not visible from any of the identified key views within the CA and is not specifically mentioned within the CA Assessment and Management Plan;
 - the highway/footpath to the rear of the building is un-adopted and is gated to prevent public use, therefore there is limited visibility of the appeal site from publicly accessible areas within the CA;

- the proposal will remove the previous windows which were in a poor condition and detracted from the character of the CA and replace them with carefully designed, efficient windows which offer a greater degree of preservation of the character and appearance of the CA than the approved design (P/2016/ 0574);
- the proposal will enhance this part of the CA which is an established location for the storage of large waste containers; services such as air condenser units, utility cables, grilles, white UPVC windows and ventilation flumes and makes no contribution to the setting and character of the CA.

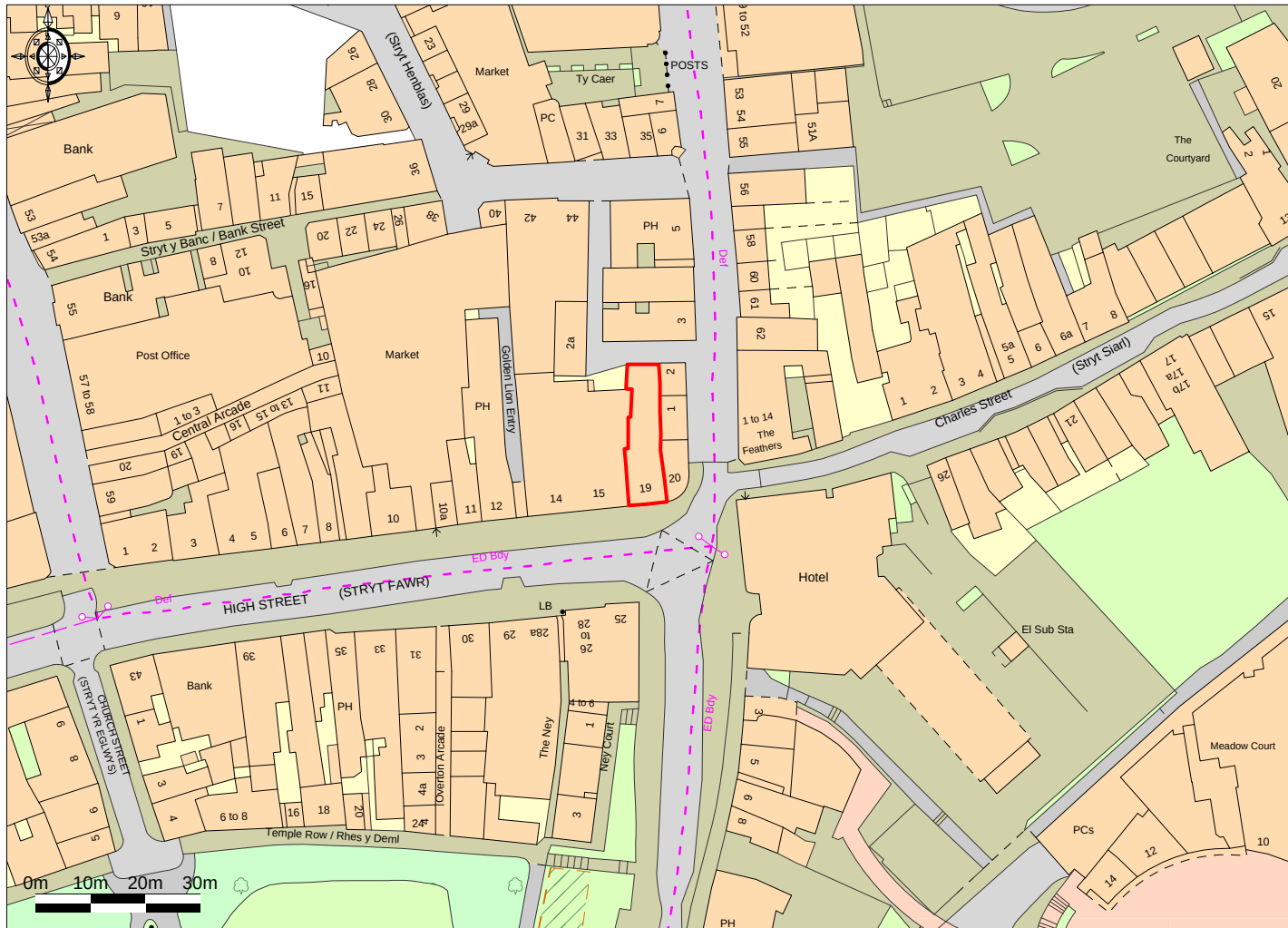
6.5 This building has been vacant for in excess of 20 years and has made no positive contribution to the CA. This proposal forms part of a wider £400k investment to bring the back into use a vacant building in the CA. There can be no doubt that this proposal has enhanced the character of the CA in accordance with **UDP Policy EC7** and national planning policy guidance, and as such we ask that the Inspector considers the Appeal favourably.



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Appendix I
Site Location
Plan

20 High St, Wrexham

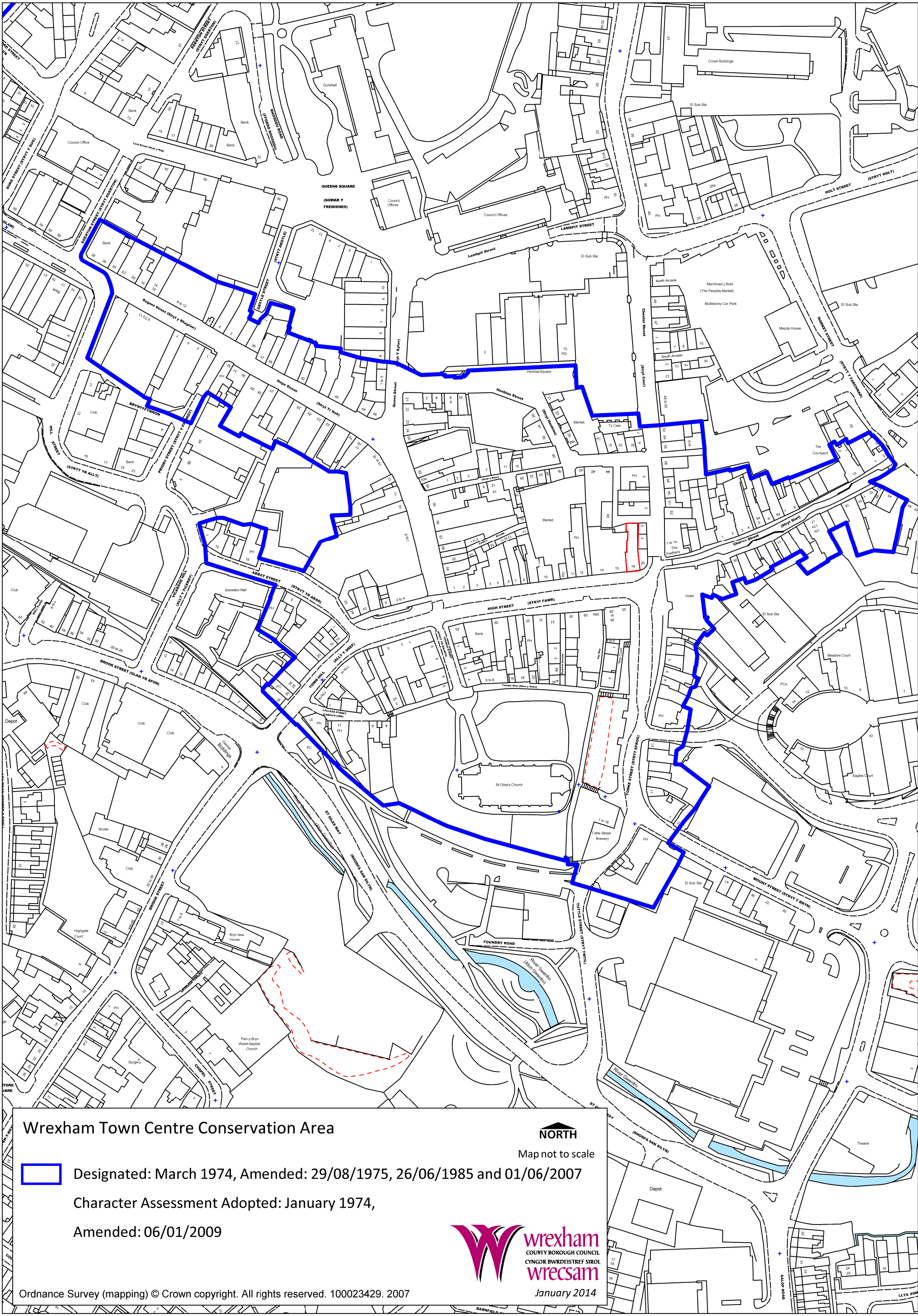


Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432. Plotted Scale - 1:1250



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Appendix II
Wrexham Town
Centre
Conservation
Area Map



Wrexham Town Centre Conservation Area

Designated: March 1974, Amended: 29/08/1975, 26/06/1985 and 01/06/2007

Character Assessment Adopted: January 1974,
Amended: 06/01/2009





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Appendix III
Site
Photographs



Photograph 1 - View looking west from Chester St: Rear elevation of 20 High Street.



Photograph 2 - View from within the cut-through: Rear elevation of 20 High St



Photograph 3 - View from within the cut-through: Rear elevation of 20 High St



Photograph 4 - View from within the cut-through: Rear/side elevation of 20 High Street.



Photograph 5 - View looking east from High St: Front/side elevation of 20 High St



Photograph 6 - View from inside the building onto Chester St



Photograph 7 - View from Henbias St: 'Cut-through'



Photograph 8 - View from the cut-through : Rear elevation of Nos 14 & 15, High St



Photograph 9 – rear elevation (north) with boarded up windows



Photograph 10 – west elevation with boarded up windows



Photograph 11 – inside 20 High Street



Photograph 12 – inside 20 High Street



Photograph 13 – inside 20 High Street



Photograph 14: 2a High Street



Photograph 15:
Wynnstay Apartments



Photograph 16: First floor
of the Wynnstay
Apartments



Photograph 17: UPVC
door on Bank Street.



Photograph 18: UPVC
windows at the rear of
the Wynnstay Arms Hotel



Photograph 19: UPVC
windows at the rear of
the Wynnstay Arms Hotel



Photograph 20: UPVC
windows at 1-2 High
Street



Photograph 21: UPVC
windows at 5 Church
Street



Photograph 22: UPVC
windows at Queen
Street



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Appendix IV
P/2010/0870 -
Decision
Notice

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

7
Expiry Date: 12/12/2010
Decision Notice Sent:
06/12/2010
Grid Reference:
E 333617
N 350247



Applicant MR M SILAS
ATLAS ONE

Code No WRR P/2010/0870

Agent S P A C E ARCHITECTURE &
DESIGN LTD
MR M DUNN
LAKE HOUSE
BLACKMOORFOOT ROAD
LINTHWAITE
HUDDERSFIELD
WEST YORKS
HD7 5TR

Date Received 18/10/2010

Decision Date 06/12/2010

Town and Country Planning Act, 1990

Location of application

20, HIGH STREET, WREXHAM, LL13 8HP

Description of application

CONVERSION OF UN-USED UPPER FLOORS INTO FIVE RESIDENTIAL APARTMENTS

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

EC7	Conservation Areas
GDP1	Development objectives
H2	Residential development within settlements
S2	Ground floor retailing in Wrexham town centre
S3	Non-shopping key town centre uses
T8	Parking

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. Prior to their use on the development sample(s) of the external facing and roofing materials to be used on the new stairwell shall be submitted to

Applicant MR M SILAS
ATLAS ONE

Code No WRR P/2010/0870

Agent S P A C E ARCHITECTURE &
DESIGN LTD
MR M DUNN
LAKE HOUSE
BLACKMOORFOOT ROAD
LINTHWAITE
HUDDERSFIELD
WEST YORKS
HD7 5TR

Date Received 18/10/2010

Decision Date 06/12/2010



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.

3. No part of the development shall commence until a scheme of noise insulation and attenuation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be retained as such.

4. 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, cross sections for glazing bars, sills, heads etc, method of opening and glazing type. The works shall only be carried out in strict accordance with such details as are approved.

5. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

6. All new and replacement rainwater goods shall be cast iron only.

7. Notwithstanding the approved plans, the proposed external lanterns shall have a matt black finish.

8. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To protect the amenities of future occupiers of the development.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in

Applicant MR M SILAS
ATLAS ONE

Code No WRR P/2010/0870

Agent S P A C E ARCHITECTURE &
DESIGN LTD
MR M DUNN
LAKE HOUSE
BLACKMOORFOOT ROAD
LINTHWAITE
HUDDERSFIELD
WEST YORKS
HD7 5TR

Date Received 18/10/2010

Decision Date 06/12/2010



the interests of the visual amenities of the area.

7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

8. Having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection Department on 01978 813700 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 813700 for further advice and information.

Applicant MR M SILAS
ATLAS ONE

Code No WRR P/2010/0870

Agent S P A C E ARCHITECTURE &
DESIGN LTD
MR M DUNN
LAKE HOUSE
BLACKMOORFOOT ROAD
LINTHWAITE
HUDDERSFIELD
WEST YORKS
HD7 5TR

**Date
Received** 18/10/2010

**Decision
Date** 06/12/2010



Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR



An **APLEONA** company

Appendix V
P/2016/0574 –
Decision
Notice

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 MATT SILAS

Code No WRR P/2016/0574

Agent SPACE ARCHITECTURE AND
DESIGN
MICHAEL DUNN
LAKE HOUSE
BLACKMOORFOOT ROAD
LINTHWAITE
HUDDERSFIELD
HD7 5TR

Date Received 21/06/2016

Decision Date 06/12/2016

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

20 HIGH STREET, WREXHAM, LL13 8HP

Description of application

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2010/0870
CONDITION 4 - FULL DETAILS OF ALL NEW OR REPLACEMENT WINDOWS AND DOORS
CONDITION 5 - DETAILS OF PAINTED FINISH TO ALL EXTERNAL JOINERY

DECISION

The details submitted in respect of conditions 04 and 05 are **REFUSED** for the following reason.

- 1) Due to their appearance and the materials used, the windows detract from the appearance of the building and in turn have a detrimental impact upon the character of the Wrexham Town Centre Conservation Area, thus conflicting with policies GDP1 and EC7 of the Wrexham Unitary Development Plan.

**Officer Appointed for this purpose
Head of Environment and Planning**

Refer to the Statement of Applicant's Rights and General Information Enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm



An **APLEONA** company

Appendix VI
Email
Corresponden
ce

Routledge, Alice (GVA)

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 12 October 2016 12:35
To: Matt Silas
Cc: Anna Irwin
Subject: FW: 20 High Street

Matt,

Please see below from Anna.

Regards

Matthew

From: Anna Irwin
Sent: 12 October 2016 10:46
To: Matthew Phillips
Subject: RE: 20 High Street

Hi Matthew,

The glazing bars are still positioned behind the glazing to the window head and elsewhere quite clearly appear as 'planted on' in that they do not meet the outer frame. I also hoped the vent could be better concealed.

Anna

From: Matthew Phillips
Sent: 10 October 2016 14:14
To: Anna Irwin
Subject: 20 High Street

Anna,

Attached are photographs of the window with the more discreet vent –although it looks like they have just taken the cover off to me!!

Regards

Matthew

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Routledge, Alice (GVA)

From: Matthew Phillips
Sent: 07 October 2016 17:17
To: Matt Silas
Cc: James Staveley; Mick Dunn; jhsclaims@btopenworld.com
Subject: FW: Windows - High Street, Wrexham

Matt,

I forwarded this email on Tuesday.

From: Anna Irwin
Sent: 04 October 2016 09:35
To: Matthew Phillips
Subject: Windows - High Street, Wrexham

Matthew,

The position of the opening light is acceptable in principle although we will need either section drawings or a sample on site to demonstrate the profile in order to confirm acceptability of windows to both elevations. Drawings or sample need to demonstrate projection of opening parts from the frame, profile and positioning of glazing bars (relative to the glazing units as discussed on site to avoid the deadening effect) and trickle ventilation detail (which ideally would be omitted or concealed).

Regards

Anna

Anna Irwin

Senior Conservation and Environment Officer | Uwch Swyddog Cadwraeth a Amgylchedd



01978 298760
Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG
Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd,
Wrecsam, LL11 1LG
wrexham.gov.uk | wrecsam.gov.uk
twitter.com/wrexhamcbc | twitter.com/cbswrecsam
facebook.com/wrexhamcouncil | facebook.com/cynqorwrecsam

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

AnnS Jones

From: Matthew Phillips
Sent: 28 November 2016 10:04
To: planning_admin
Subject: FW: 20 High Street
Attachments: FW: Windows - High Street, Wrexham; FW: 20 High Street

Importance: High

Please add as agent correspondence to P/2016/0574

From: Matt Silas [mailto:matt@atlasone.co.uk]
Sent: 28 November 2016 10:02
To: Matthew Phillips; Anna Irwin
Cc: James Staveley; Mick Dunn
Subject: RE: 20 High Street
Importance: High

Matthew,

I'm slightly confused.

The building has not been wind and water tight and we have suffered damage as a result of this. We have had to take preventive measures to avoid further issues as a result of the recent severe weather conditions of late.

I would draw your attention to the two attached emails and we have advised that a new sample could not be provided at each stage of discussions as the frames have taken weeks to make. We have, however, taken your advice and ensured that **"The position of the opening light is acceptable in principle although we will need either section drawings or a sample on site to demonstrate the profile in order to confirm acceptability of windows to both elevations. Drawings or sample need to demonstrate projection of opening parts from the frame, profile and positioning of glazing bars (relative to the glazing units as discussed on site to avoid the deadening effect) and trickle ventilation detail (which ideally would be omitted or concealed)."**

At a very early stage, whilst your preference was metal frames, we have worked on principle that uPVC may be acceptable subject to the above. In reference to Anna's email of 12th October to you, **"The glazing bars are still positioned behind the glazing to the window head and elsewhere quite clearly appear as 'planted on' in that they do not meet the outer frame. I also hoped the vent could be better concealed."** There is no reference to the fact they were uPVC.

The windows have now been made to an excellent design and specification, in keeping with metal alternatives. Bearing in mind the first and second floor positions of the windows, there is absolutely no detrimental effect to the conservation area.

Every effort has been made to ensure that the profile and appearance of the windows would offer the best aesthetic amenity possible, whilst also maintaining best performance from a building regs point of view. This was not possible with metal frames with the same style & profile. The windows to the rear elevation are also non-opening to ensure that the profile was minimal.

Are we able to meet Thursday or Friday this week, to review.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 28 November 2016 08:58
To: Matt Silas <matt@atlasone.co.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>
Cc: James Staveley <james@atlasone.co.uk>
Subject: RE: 20 High Street

Matt,

I am concerned that all of the windows have been installed despite there being no approval. I will wait for Anna to view and comment on the windows, however they do not appear to be metal framed windows. Anna gave very clear advice in a previous email that uPVC windows were unlikely to be supported. If Anna is of the view that the windows are not acceptable I think the only way forward would be for me to refuse the current application and allow the applicant the opportunity to submit an appeal.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matt Silas [<mailto:matt@atlasone.co.uk>]
Sent: 25 November 2016 12:50
To: Anna Irwin
Cc: Matthew Phillips; James Staveley
Subject: RE: 20 High Street
Importance: High

Good afternoon Anna,

The windows have finally been completed and the flats are nearly completion. Can we arrange to meet on site either next Thursday or Friday to confirm approval and discharge of the condition.?

Many thanks

Kind Regards

Matt

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matt Silas

Sent: 25 October 2016 08:56

To: 'Anna Irwin' <Anna.Irwin@wrexham.gov.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; James Staveley <james@atlasone.co.uk>; 'Mick Dunn' <md@spacearchitecture.net>

Subject: RE: 20 High Street

Importance: High

Thanks Anna.

We are hopeful that the final version of the windows will be acceptable to the Council.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Anna Irwin [<mailto:Anna.Irwin@wrexham.gov.uk>]

Sent: 17 October 2016 10:59

To: Matt Silas <matt@atlasone.co.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: 20 High Street

Dear Matt,

Despite the fact that uPVC is not normally considered appropriate for use within the Conservation Area, the building has been considered on its own merits and the applicant given the opportunity to demonstrate what may be achieved with this material. Having considered several attempts to refine the proposed window design I remain unconvinced that the quality, authenticity and detail of the traditional style can be properly emulated in this type of construction and I am therefore not prepared to support the installation of the windows currently proposed. I would therefore advise the applicant to give further consideration to a metal framed window as per my email of 12th August 2016. Alternatively you may wish to proceed with the current design and to appeal the decision should the application be refused.

I appreciate that we have discussed this matter for some time and myself and Matthew apologise for the delay this has caused. However we have to ensure that individual planning decisions preserve or enhance the conservation area as well as ensure that a consistent approach is taken to developments that effect its special character and appearance.

Regards

Anna

Anna Irwin

Senior Conservation and Environment Officer | Uwch Swyddog Cadwraeth a Amgylchedd



01978 298760



Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG



Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd,
Wrecsam, LL11 1LG



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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is

Routledge, Alice (GVA)

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 30 November 2016 09:27
To: Matt Silas; Anna Irwin
Cc: James Staveley; Mick Dunn
Subject: RE: 20 High Street

Matt,

I understand Anna has or is planning to take a look at the windows. I will feedback once she gets back to me.

Whilst noting what you say about correspondence from the 4th and 12th October however this was superseded by the email of 17th

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matt Silas [mailto:matt@atlasone.co.uk]
Sent: 30 November 2016 09:22
To: Matthew Phillips; Anna Irwin
Cc: James Staveley; Mick Dunn
Subject: RE: 20 High Street
Importance: High

Good morning Matthew,

Have you been able to have a look at the windows as yet. Failing that I am still available to meet tomorrow or Friday.

The windows used, accord with your recommendations and advice on the 4th and 12th October and we would hope that these replicate the authenticity and detail of the traditional style required.

I look forward to hearing from you in due course.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matt Silas

Sent: 28 November 2016 10:30

To: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>

Cc: James Staveley <james@atlasone.co.uk>; Mick Dunn <md@spacearchitecture.net>

Subject: RE: 20 High Street

Matthew,

This was noted and taken into account. The amended windows have adopted all aspects raised and should allay any concerns you both have.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 28 November 2016 10:05

To: Matt Silas <matt@atlasone.co.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>

Cc: James Staveley <james@atlasone.co.uk>; Mick Dunn <md@spacearchitecture.net>

Subject: RE: 20 High Street

Matt,

I refer to you Anna's email of 17 of October.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Matt Silas [<mailto:matt@atlasone.co.uk>]

Sent: 28 November 2016 10:02

To: Matthew Phillips; Anna Irwin

Cc: James Staveley; Mick Dunn

Subject: RE: 20 High Street

Importance: High

Matthew,

I'm slightly confused.

The building has not been wind and water tight and we have suffered damage as a result of this. We have had to take preventive measures to avoid further issues as a result of the recent severe weather conditions of late.

I would draw your attention to the two attached emails and we have advised that a new sample could not be provided at each stage of discussions as the frames have taken weeks to make. We have, however, taken your advice and ensured that **"The position of the opening light is acceptable in principle although we will need either section drawings or a sample on site to demonstrate the profile in order to confirm acceptability of windows to both elevations. Drawings or sample need to demonstrate projection of opening parts from the frame, profile and positioning of glazing bars (relative to the glazing units as discussed on site to avoid the deadening effect) and trickle ventilation detail (which ideally would be omitted or concealed)."**

At a very early stage, whilst your preference was metal frames, we have worked on principle that uPVC may be acceptable subject to the above. In reference to Anna's email of 12th October to you, **"The glazing bars are still positioned behind the glazing to the window head and elsewhere quite clearly appear as 'planted on' in that they do not meet the outer frame. I also hoped the vent could be better concealed."** There is no reference to the fact they were uPVC.

The windows have now been made to an excellent design and specification, in keeping with metal alternatives. Bearing in mind the first and second floor positions of the windows, there is absolutely no detrimental effect to the conservation area.

Every effort has been made to ensure that the profile and appearance of the windows would offer the best aesthetic amenity possible, whilst also maintaining best performance from a building regs point of view. This was not possible with metal frames with the same style & profile. The windows to the rear elevation are also non-opening to ensure that the profile was minimal.

Are we able to meet Thursday or Friday this week, to review.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 28 November 2016 08:58
To: Matt Silas <matt@atlasone.co.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>
Cc: James Staveley <james@atlasone.co.uk>
Subject: RE: 20 High Street

Matt,

I am concerned that all of the windows have been installed despite there being no approval. I will wait for Anna to view and comment on the windows, however they do not appear to be metal framed windows. Anna gave very clear advice in a previous email that uPVC windows were unlikely to be supported. If Anna is of the view that the windows are not acceptable I think the only way forward would be for me to refuse the current application and allow the applicant the opportunity to submit an appeal.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matt Silas [<mailto:matt@atlasone.co.uk>]

Sent: 25 November 2016 12:50

To: Anna Irwin

Cc: Matthew Phillips; James Staveley

Subject: RE: 20 High Street

Importance: High

Good afternoon Anna,

The windows have finally been completed and the flats are nearly completion. Can we arrange to meet on site either next Thursday or Friday to confirm approval and discharge of the condition.?

Many thanks

Kind Regards

Matt

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Matt Silas

Sent: 25 October 2016 08:56

To: 'Anna Irwin' <Anna.Irwin@wrexham.gov.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; James Staveley <james@atlasone.co.uk>; 'Mick Dunn' <md@spacearchitecture.net>

Subject: RE: 20 High Street

Importance: High

Thanks Anna.

We are hopeful that the final version of the windows will be acceptable to the Council.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Anna Irwin [<mailto:Anna.Irwin@wrexham.gov.uk>]
Sent: 17 October 2016 10:59
To: Matt Silas <matt@atlasone.co.uk>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: 20 High Street

Dear Matt,

Despite the fact that uPVC is not normally considered appropriate for use within the Conservation Area, the building has been considered on its own merits and the applicant given the opportunity to demonstrate what may be achieved with this material. Having considered several attempts to refine the proposed window design I remain unconvinced that the quality, authenticity and detail of the traditional style can be properly emulated in this type of construction and I am therefore not prepared to support the installation of the windows currently proposed. I would therefore advise the applicant to give further consideration to a metal framed window as per my email of 12th August 2016. Alternatively you may wish to proceed with the current design and to appeal the decision should the application be refused.

I appreciate that we have discussed this matter for some time and myself and Matthew apologise for the delay this has caused. However we have to ensure that individual planning decisions preserve or enhance the conservation area as well as ensure that a consistent approach is taken to developments that effect its special character and appearance.

Regards

Anna

Anna Irwin

Senior Conservation and Environment Officer | Uwch Swyddog Cadwraeth a Amgylchedd



01978 298760

Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG

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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Evch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i

Routledge, Alice (GVA)

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 30 November 2016 09:27
To: Matt Silas; Anna Irwin
Cc: James Staveley; Mick Dunn
Subject: RE: 20 High Street

Matt,

I understand Anna has or is planning to take a look at the windows. I will feedback once she gets back to me.

Whilst noting what you say about correspondence from the 4th and 12th October however this was superseded by the email of 17th

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matt Silas [mailto:matt@atlasone.co.uk]
Sent: 30 November 2016 09:22
To: Matthew Phillips; Anna Irwin
Cc: James Staveley; Mick Dunn
Subject: RE: 20 High Street
Importance: High

Good morning Matthew,

Have you been able to have a look at the windows as yet. Failing that I am still available to meet tomorrow or Friday.

The windows used, accord with your recommendations and advice on the 4th and 12th October and we would hope that these replicate the authenticity and detail of the traditional style required.

I look forward to hearing from you in due course.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matt Silas

Sent: 28 November 2016 10:30

To: 'Matthew Phillips' <Matthew.Phillips@wrexham.gov.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>

Cc: James Staveley <james@atlasone.co.uk>; Mick Dunn <md@spacearchitecture.net>

Subject: RE: 20 High Street

Matthew,

This was noted and taken into account. The amended windows have adopted all aspects raised and should allay any concerns you both have.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 28 November 2016 10:05

To: Matt Silas <matt@atlasone.co.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>

Cc: James Staveley <james@atlasone.co.uk>; Mick Dunn <md@spacearchitecture.net>

Subject: RE: 20 High Street

Matt,

I refer to you Anna's email of 17 of October.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Matt Silas [<mailto:matt@atlasone.co.uk>]

Sent: 28 November 2016 10:02

To: Matthew Phillips; Anna Irwin

Cc: James Staveley; Mick Dunn

Subject: RE: 20 High Street

Importance: High

Matthew,

I'm slightly confused.

The building has not been wind and water tight and we have suffered damage as a result of this. We have had to take preventive measures to avoid further issues as a result of the recent severe weather conditions of late.

I would draw your attention to the two attached emails and we have advised that a new sample could not be provided at each stage of discussions as the frames have taken weeks to make. We have, however, taken your advice and ensured that **"The position of the opening light is acceptable in principle although we will need either section drawings or a sample on site to demonstrate the profile in order to confirm acceptability of windows to both elevations. Drawings or sample need to demonstrate projection of opening parts from the frame, profile and positioning of glazing bars (relative to the glazing units as discussed on site to avoid the deadening effect) and trickle ventilation detail (which ideally would be omitted or concealed)."**

At a very early stage, whilst your preference was metal frames, we have worked on principle that uPVC may be acceptable subject to the above. In reference to Anna's email of 12th October to you, **"The glazing bars are still positioned behind the glazing to the window head and elsewhere quite clearly appear as 'planted on' in that they do not meet the outer frame. I also hoped the vent could be better concealed."** There is no reference to the fact they were uPVC.

The windows have now been made to an excellent design and specification, in keeping with metal alternatives. Bearing in mind the first and second floor positions of the windows, there is absolutely no detrimental effect to the conservation area.

Every effort has been made to ensure that the profile and appearance of the windows would offer the best aesthetic amenity possible, whilst also maintaining best performance from a building regs point of view. This was not possible with metal frames with the same style & profile. The windows to the rear elevation are also non-opening to ensure that the profile was minimal.

Are we able to meet Thursday or Friday this week, to review.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 28 November 2016 08:58
To: Matt Silas <matt@atlasone.co.uk>; Anna Irwin <Anna.Irwin@wrexham.gov.uk>
Cc: James Staveley <james@atlasone.co.uk>
Subject: RE: 20 High Street

Matt,

I am concerned that all of the windows have been installed despite there being no approval. I will wait for Anna to view and comment on the windows, however they do not appear to be metal framed windows. Anna gave very clear advice in a previous email that uPVC windows were unlikely to be supported. If Anna is of the view that the windows are not acceptable I think the only way forward would be for me to refuse the current application and allow the applicant the opportunity to submit an appeal.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matt Silas [<mailto:matt@atlasone.co.uk>]

Sent: 25 November 2016 12:50

To: Anna Irwin

Cc: Matthew Phillips; James Staveley

Subject: RE: 20 High Street

Importance: High

Good afternoon Anna,

The windows have finally been completed and the flats are nearly completion. Can we arrange to meet on site either next Thursday or Friday to confirm approval and discharge of the condition.?

Many thanks

Kind Regards

Matt

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Matt Silas

Sent: 25 October 2016 08:56

To: 'Anna Irwin' <Anna.Irwin@wrexham.gov.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; James Staveley <james@atlasone.co.uk>; 'Mick Dunn' <md@spacearchitecture.net>

Subject: RE: 20 High Street

Importance: High

Thanks Anna.

We are hopeful that the final version of the windows will be acceptable to the Council.

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director

AtlasOne Chartered Surveyors www.atlasone.co.uk

Mobile 07841 434 864



From: Anna Irwin [<mailto:Anna.Irwin@wrexham.gov.uk>]
Sent: 17 October 2016 10:59
To: Matt Silas <matt@atlasone.co.uk>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: 20 High Street

Dear Matt,

Despite the fact that uPVC is not normally considered appropriate for use within the Conservation Area, the building has been considered on its own merits and the applicant given the opportunity to demonstrate what may be achieved with this material. Having considered several attempts to refine the proposed window design I remain unconvinced that the quality, authenticity and detail of the traditional style can be properly emulated in this type of construction and I am therefore not prepared to support the installation of the windows currently proposed. I would therefore advise the applicant to give further consideration to a metal framed window as per my email of 12th August 2016. Alternatively you may wish to proceed with the current design and to appeal the decision should the application be refused.

I appreciate that we have discussed this matter for some time and myself and Matthew apologise for the delay this has caused. However we have to ensure that individual planning decisions preserve or enhance the conservation area as well as ensure that a consistent approach is taken to developments that effect its special character and appearance.

Regards

Anna

Anna Irwin

Senior Conservation and Environment Officer | Uwch Swyddog Cadwraeth a Amgylchedd



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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i

Routledge, Alice (GVA)

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 28 July 2016 09:56
To: Mick Dunn; Matt Silas
Cc: Anna Irwin
Subject: RE: P/2016/0576 - High Street

Mick,

I cannot comment on the conversations you had with Anna prior to the formal submissions being made. I have relayed the advice I have been given and that I intend to take into account in determining the current application.

Other than the case that I referred to in my previous email (P/2016/0308) I cannot think of any other cases regarding windows where the Wrexham Town Centre Conservation Area Assessment and Management Plan has been applied. That is not to say there aren't any, but I haven't been involved in any. Anna is likely to be more familiar with any other cases because we would consult her or her colleague Lorna Goring (Conservation Officer) on applications for post-decision submissions.

With regards to a site meeting, I will get back in touch when Anna has confirming when she'd be available.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Mick Dunn [mailto:md@spacearchitecture.net]
Sent: 26 July 2016 11:29
To: Matthew Phillips; 'Matt Silas'
Subject: RE: P/2016/0576 - High Street
Importance: High

Hi Matthew,

Thank you for your email and Anna's comments.

We have been trying to seek approval of the window frames over a period that has lasted for months. We have submitted samples of the frame profile, manufacturer's literature, drawings showing the profile sizes and , most recently, photographs of a full size mock up that has been made.

During the whole of that time, it has been very clear that the framing material that we were proposing was upvc and so we cannot understand why it has taken until now for the Planning Department to state that the frames should be metal.

This is doubly frustrating, because Anna had a meeting on site with the Contractor not long after he had commenced work and in order to commence discussions about external materials and the windows. The outcome of that meeting was recorded in an email (internal to The Design and Construction Teams) and which is below:

'hi, mat , had a meeting with conservation officer anna owen , agreed that bricks, slates ,and pointing will be closest match possible to existing , rain water goods as on plan to be cast iron, she thinks sensible to have dark gray upvc to match next doors windows but is getting back to me with her bosses instruction, with regard to whether to use fire line plasterboard or hardboard , have bought the plasterboard , hardboard never stands the test of time'.

I do not think that it is unreasonable that I ask that you explain why we were given misleading information at the outset and which has lead us to waste time, effort and money on this matter.

Anna's comments state that the frames should be 'metal': I assume she means steel (my experience is that aluminium windows will have unacceptably large frame dimension) and so I will now try and find out more information about suitable steel window frames.

It is highly unlikely that that what little remains of the steel windows on site are original. Furthermore, those frames will have single leaf glazing and no form of 'thermal' break in the frame between inside and outside. An inherent problem with this type of frame is that it is very easy for condensation to form on the inner surface and which leads to rusting and degradation of the appearance. It also will not comply with Building Regulation requirements.

I assume that The Planning Department won't want windows frames that are not fit for purpose and so I will now try and identify a suitable steel window system that has double glazing, a thermal break to the frame and that will comply with the current Building Regulations.

Presumably designers and builders working in within the town centre conservation have faced this task before and I would be grateful if you could confirm any information that you may from other projects and where the requirements of the Wrexham Town Centre Conservation Area Assessment and Management Plan (section 7) have been satisfied and in order to assist us with concluding this matter as soon as possible.

Regards,

Michael Dunn
BA B Arch RIBA

S p a c e architecture and design limited

t: 01484 841423
m: 07795 146905
e: md@spacearchitecture.net
w: www.spacearchitecture.net

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]

Sent: 25 July 2016 16:39

To: Mick Dunn <md@spacearchitecture.net>; Matt Silas <matt@atlasone.co.uk>

Subject: P/2016/0576 - High Street

Mick/Matt

Please see attached from Anna. I would be minded to recommend the current application be refused on the basis of her comments. I am aware that the details submitted include a photograph of the building at the rear of the site that has recently had uPVC windows installed, however these changes were not subject to any formal approval. The planning permission for conversion of the building to three flats (P/2016/0308) is subject to a condition requiring the windows to be installed prior to occupation in accordance with details that must first be submitted for approval. Anna's advice is also consistent with the advice given in the Wrexham Town Centre Conservation Area Assessment and Management Plan (section 7).

Regards

Matthew

Routledge, Alice (GVA)

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 10 October 2016 14:12
To: Matt Silas
Cc: James Staveley; Mick Dunn; jhsclaims@btopenworld.com; Anna Irwin
Subject: RE: Windows - High Street, Wrexham
Attachments: 2016-0574ext2.pdf

Matt,

Anna is out of the office until Wednesday but I have taken some pictures and will ask her to get back to me asap later this week.

Our previously agreed extension of time expires today, so with that in mind please see attached a further request.

Regards

Matthew Phillips

Planning Officer/Swyddog Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Matt Silas [mailto:matt@atlasone.co.uk]
Sent: 07 October 2016 17:20
To: Matthew Phillips
Cc: James Staveley; Mick Dunn; jhsclaims@btopenworld.com
Subject: RE: Windows - High Street, Wrexham

Thanks Matthew,

I am aware of this and we are working on the drawings. In the interim I sent the attached asking for confirmation. Is this agreed?

“The final version of the agreed frame is temporarily fitted to the gable (back elevation). This has the slats on the outside and vent is more discreet. Could you please take a look and confirm that this is acceptable at your earliest convenience. The remainder of this elevation will have the same windows.”

Kind Regards

Matthew Silas BSc.(Hons) MRICS, Director
AtlasOne Chartered Surveyors www.atlasone.co.uk
Mobile 07841 434 864



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 07 October 2016 17:17
To: Matt Silas <matt@atlasone.co.uk>
Cc: James Staveley <james@atlasone.co.uk>; Mick Dunn <md@spacearchitecture.net>; jhsclaims@btopenworld.com
Subject: FW: Windows - High Street, Wrexham

Matt,

I forwarded this email on Tuesday.

From: Anna Irwin
Sent: 04 October 2016 09:35
To: Matthew Phillips
Subject: Windows - High Street, Wrexham

Matthew,

The position of the opening light is acceptable in principle although we will need either section drawings or a sample on site to demonstrate the profile in order to confirm acceptability of windows to both elevations. Drawings or sample need to demonstrate projection of opening parts from the frame, profile and positioning of glazing bars (relative to the glazing units as discussed on site to avoid the deadening effect) and trickle ventilation detail (which ideally would be omitted or concealed).

Regards

Anna

Anna Irwin

Senior Conservation and Environment Officer | Uwch Swyddog Cadwraeth a Amgylchedd



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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



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Appendix VII
Relevant
Planning Policy
Framework

The Unitary Development Plan (UDP) 1996 – 2011 (adopted on 14 February, 2005)

PS2 'Strategic Policies' Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

GDP1 'General Development Principles' All new development should:

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

EC7 'Conservation Areas' Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must

reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Planning Policy Wales (Edition 9, November 2016)

6.5 'Development Management and the Historic Environment'

6.5.20 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting. It is preferable, for both the applicant and the local planning authority, for related applications for planning permission and conservation area consent to be considered concurrently. Consideration of proposals for development in a conservation area should be made on the basis of a full, rather than an outline, application.

6.5.21 There will be a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on the grounds of some other public interest. Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

Wrexham Town Centre Conservation Area Assessment and Management Plan (2009)

Character Areas - 'Medieval Wrexham: St Giles Church and Precinct, Temple Row, Church Street, College Street, Town Hill, Abbot Street and High Street'.

Section 4 relates to the Character Areas and more specifically 'Medieval Wrexham: St Giles Church and Precinct, Temple Row, Church Street, College Street, Town Hill, Abbot Street and High Street'.

Figure 4 identifies the site as a 'building of visual interest or important townscape group'.

Section 3 identifies 3 focal areas, or convergence points at the Junctions of the main streets in town:

- The junction of High Street, Town Hill, Hope Street and Church Street
- The junction of High Street, Hope Street, Chester Street and Charles Street
- The Junction of Hope Street and Queen Street

Management Plan

Paragraph 7.8 relates to Windows and states 'These are important features and must be correctly proportioned, well related to each other and adjoining buildings and should respect the existing openings. Any repair or replacement must always match the original, however, retention must always be the first consideration. This includes not only structural elements of the window but also historic glass and original window furniture. Particularly important is the method of opening, the recessed depth within the reveal and the sections of glazing bars. Sash and casement windows predominate in the Conservation Area and windows almost always have a vertical emphasis. Replacement of timber or iron windows in a uPVC alternative, no matter what the pattern is unacceptable. Original dormers must be repaired and retained. All windows must have a traditional painted finish rather than a modern stained alternative.