26 WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE.

SUPPORTING STATEMENT FOR APPLICATION TO VARY A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION.

This application arises following the refurbishment and conversion works to convert this derelict and dilapidated bank into two smart and desirable town houses, as minor variations were required to the works from that consented under planning consent P/2024/0246.

In brief these variations were as follows:

1. Given the delay between first survey and appraisal and the granting of planning consent, the deterioration to the front elevation windows and joinery has accelerated to the point where renewal of these glazing units rather than repair became the only viable option.
   In addition to this delay the applicant here suffered a breach of contract by the local builder contractor who had been contracted to undertake the works. This led to considerable financial loss.. As such and in order to enable the houses to be completed without further excessive financial harm, renovations to the front elevation needed to progress in the most economic manner possible, but without detriment to the character of the locality.

2. The resulting variations to the approved works were therefore as follows:
   - Renewal of front elevation first and second floor windows with new timber double glazed units as now illustrated in drawing 22308/04A.
   - Renewal of front elevation ground floor windows with new double glazed units as now illustrated in drawing 22308/07B.
   - Renewal of rotten panelling to front elevation as now showing in drawing 22308/07B including the formation of render panels over the entrance doors rather than borrowed lights.

As a result of these enforced changes to the works we hereby formally apply to change conditions 2 & 4 of planning consent P/2024/0246 to read as follows:

Condition 2
The development shall only be carried in strict accordance with the details shown on the approved drawing(s) proposed Floor Plans 22308/03 and proposed Elevations 22308/04A, Drg No. 22308/07B and as contained within the application documentation.

Condition 4
The development shall commence in accordance with Drg No 22308/07B dated Feb 2024 showing details of the proposed works to the shop front. The works shall only be carried out in accordance with the approved details.

[redacted]