Llywodraeth Cymru
Welsh Government

Application for listed building consent for alterations, extension or demolition of a listed building

Historic Environment (Wales) Act 2023

If printed, please complete using BLOCK CAPITALS and BLACK ink.

1. Applicant Name and Address

Title:	Mr	First name:	Samuel		
Last name:	Kelly				
Company (optional):	No.25 Bar Ltd				
Unit:		House number:	25-28	House suffix:	
House name:					
Address 1:	High Street				
Address 2:					
Address 3:					
Town:	Wrexham				
County:					
Country:					
Postcode:	LL13 8HY				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

OGL © Crown copyright 2025, Welsh Government, WG51394
Mae'r ddogfen hon ar gael yn Gymraeg hefyd / This document is also available in Welsh
Rydym yn croesawu gohebiaeth a galwadau ffôn yn Gymraeg / We welcome correspondence and telephone calls in Welsh

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

The application relates to the proposed reuse of the ground floor as No.25 Bar, comprising a high-quality bar venue with table service and live music. The works have been designed to enable the viable occupation of the building while preserving its special architectural and historic interest. The proposals are limited in scope and are principally decorative and fit-out works. They do not involve demolition, major structural alteration, or substantial reconfiguration of the listed building.

The application will include the flooring, wall boarding and further internal layout changes to the building. This will include the location for the bar and will set out what the internal layout of the building will be.

- It will provide details of new or replacement internal materials and decorative/protective finishes.
- It will provide details of new or replacement electrics, sanitary ware, fire detection and security measures.

Has the work already started without consent? Yes ☑ No ☐

If Yes, please state when the work was started (DD/MM/YYYY):
(Date must be pre-application submission) 01/04/2026

Has the work been completed without consent? Yes ☑ No ☐

If Yes, please state the date when the work was completed (DD/MM/YYYY):
(Date must be pre-application submission) 25/06/2026

4. Site Details

Please provide the full postal address of the application site.

Unit:		House number:	25 - 28	House suffix:	

House name:

Address 1: High Street

Address 2:

Address 3:

Town: Wrexham

County:

Postcode: (optional) LL13 8HY

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site – for example “field to the North of the Post Office”.

Easting:		Northing:	

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes ☑ No ☐

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
Internal & external alterations inc mural to external wall.	P/2025/0013
Replacement of windows	P/2025/0001

6. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes ☐ No ☑

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes ☐ No ☑

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

a) a member of staff;
b) an elected member;
c) related to a member of staff;
d) related to an elected member.

Do any of these statements apply to you?

Yes ☐ No ☑

If Yes, please provide details of the name, relationship and role:

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	Light Grey paint which is flaking and roughly applied.	Rich dark green paint, to tidy the appearance and fit in with design.		
Roof covering			✓	
Chimney			✓	
Windows			✓	
External doors			✓	
Ceilings	Ceilings were partly dismantled when took on the lease.	Fixed and returned to how they were previously.		
Internal walls	A mixture of modern boarding/coverings which were partly removed	The board over existing walls.		
Floors	A mixture of floor boarding, tiles and lino.	Replaced with oak laminate flooring.		
Internal doors			✓	

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Rainwater goods			✓	
Boundary treatments (e.g. fences, walls)			✓	
Vehicle access and hard standing			✓	
Lighting	Dangerous outdated wiring and minimal lighting	Replaced with discreet adjustable lighting to suit atmosphere		
Others (add description)				

Are you supplying additional information on submitted drawings or plans? Yes ☑ No ☐

If Yes, please state plan(s)/drawing(s) references:

Heritage impact statement
Existing elevations
Existing floor plans
Existing site plan
Proposed elevations
proposed floor plans
proposed site plan
Location plan
NBB
Service details

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes ☐ No ☑

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building Yes ☐ No ☐

b) Demolition of a building within the curtilage of the listed building Yes ☐ No ☐

c) Demolition of a part of the listed building Yes ☐ No ☐

If the answer to c) is Yes:

i) What is the total volume of the listed building? (cubic metres)

ii) What is the volume of the part to be demolished? (cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes ☑ No ☐

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? Yes ☑ No ☐

b) Works to the exterior of the building? Yes ☐ No ☐

c) Works to any structure or object fixed to the property (or buildings within its curtilage) Internally or externally? Yes ☐ No ☑

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

12. Listed Building Details

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐ Grade II* ☐ Grade II ☑

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

Yes ☐ No ☑ Don't know ☐

If Yes, please provide the result of the application:

13. Certificates

One Certificate A, B, C, or D, must be completed with this application form

Certificate of Ownership – Certificate A
Certificate under the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least seven years left to run*) of any part of the building to which this application relates.

Signed – Applicant: [redacted]

Or signed – Agent:

Date (DD/MM/YYYY): 26/06/2026

Certificate of Ownership – Certificate B
Certificate under the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least seven years left to run*) of any part of the building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C
Certificate under the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the building to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners of any part of the building to which this application relates.

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the locality of the building to which the application relates):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

13. Certificates (continued)

Certificate of Ownership – Certificate D
Certificate under the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

I certify/The applicant certifies that:

- Certificate A, B or C cannot be issued for this application.
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least seven years left to run*) of any part of the land or building to which this application relates, but I have/the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the locality of the building to which the application relates):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date (DD/MM/YYYY):

14. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form. ☑

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North. ☑

The original and 3 copies of a design and access statement where proposed works fall within a World Heritage Site. ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application. ☑

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D – as applicable). ☑

The original and 3 copies of a completed Heritage Impact Statement. ☑

---

15. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/ drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed – Applicant: [redacted]

Or signed – Agent:

Date (DD/MM/YYYY):
(date cannot be pre-application) 26/06/2026

16. Applicant Contact Details

Telephone numbers:

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Email address (optional):

[redacted]

---

17. Agent Contact Details

Telephone numbers:

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Email address (optional):

---

18. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes ☑ No ☐

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (*Please select only one*)

Agent ☐ Applicant ☑ Other (if different from the agent/applicant's details) ☐

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address: