In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Shai Elroy

Reference P/2025/0914

Agent Mr Neil Foxall
c/o Unit 55 Ffordd
William Morgan, St
Asaph Business Park,
St Asaph, United
Kingdom, LL17 0JG

Date Received 28/11/2025

Decision Date 23/09/2026

Historic Environment (Wales) Act 2023

Location of Application

25-28 HIGH STREET, WREXHAM, LL13 8HY

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER GOSOD FFENESTRI NEWYDD

LISTED BUILDING CONSENT FOR INSTALLATION OF REPLACEMENT WINDOWS

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC9 - Listed Buildings of Special Architectural or Historic Interest

Particulars of decision : REFUSED

Reason(s)

1. Insufficient details of the proposed windows and insufficient details within the HIA outlining their potential impact on the heritage asset have been provided with the application to allow the LPA to adequately assess the full impact of the development on the significance and historic character of the Listed building. The proposal is therefore considered to be contrary to Policy EC9 of the Wrexham Unitary Development Plan and the Historic Environment (Wales) Act 2016.

In pursuance of its powers under the Acts an 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 Shai Elroy

Reference P/2025/0914

Agent Mr Neil Foxall
c/o Unit 55 Ffordd
William Morgan, St
Asaph Business Park,
St Asaph, United
Kingdom, LL17 0JG

Date Received 28/11/2025

Decision Date 23/09/2026

2. The proposed use of uPVC and the proposed finish of the windows would result in significant harm to the historic character of the Listed building and would undermine its historic integrity and authenticity. That harm is not outweighed by the limited public benefits identified. The proposal would therefore conflict with Policy EC9 of the Wrexham Unitary Development Plan, and no material considerations have been presented that would outweigh this conflict.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council