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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR & MRS GROOTVELD	**Code No**	BRN P/2023/0142
Agent	KE-DESIGN MR CRAIG MARSTON UNIT 7 HENRY CLOSE BATTLEFIELD ENTERPRISE PARK SHREWSBURY SY1 3TJ	**Date Received** **Decision Date**	27/02/2023 17/10/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

CHAPEL HOUSE, THE CHEQUER, BRONINGTON, WHITCHURCH, WREXHAM, SY13 2JQ

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ESTYNIAD DEULAWR I GEFN YR EIDDO,FFENESTRI A DRYSAU NEWYDD A GWNEUD ADDASIADAU MEWNOL / LISTED BUILDING CONSENT FOR TWO STOREY REAR EXTENSION, REPLACEMENT WINDOWS AND DOOR AND INTERNAL ALTERATIONS

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

EC9	Listed buildings of special architectural or historic interest
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
TAN 12	Design
TAN 24	The Historic Environment

Revision	Date	Description of Decision
0	17/10/2023	Listed Building Consent issued

Particulars of decision that Listed Building Consent be GRANTED Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

2. The development hereby permitted shall be carried out in strict accordance with the following approved plans and documents:
   - Dwg No: 2205-MA(00)0001 - Location Plan

- Dwg No: 2205-MA(00)0004 - Existing Elevations
- Dwg No: 2205-MA(00)0003 - Existing Plans
- Dwg No: 2205-MA(00)0006 REV B - Proposed Elevations
- Dwg No: 2205-MA(00)0005 REV B - Proposed Plans
- Email from Agent - Additional Information [Received: 27/04/2023]
- Chapel House, Bronington Bat Report Revision 00 [By: Turnstone Ecology; Dated: October 2022]
- Heritage Impact Statement - Chapel House [By: Richard K Morriss; Dated: February 2023]

3. No works shall take place until a detailed schedule of all proposed internal finishes (to include but not be limited to flooring works, plaster work, internal joinery) has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.

4. No works shall take place until details of all proposed thermal upgrades to the building have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.

5. No part of the development shall commence until samples of all external facing materials have been submitted to 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.

6. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all upgrade works to the existing windows within the front elevation of the building have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved.

7. Prior to its installation within the building, drawings to the scale 1:5 and 1:20 fully detailing the new staircase shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

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

9. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3. To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.



David Fitzsimon

Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm.