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 Miss Sian Ellis

Reference P/2024/1253

Decision Date 15/10/2024

Planning (Listed Buildings and Conservation Areas) Act, 1990

Location of Application

DYFRDWY COTTAGE, 17 WYNNSTAY COURT, WYNNSTAY HALL ESTATE, RUABON, WREXHAM, LL14 6LA

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER GOSOD DRWS A FFENESTRI NEWYDD
LISTED BUILDING CONSENT FOR REPLACEMENT DOORS AND WINDOWS

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	15/10/2024	Planning permission issued

Particulars of decision : 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.

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 Miss Sian Ellis

Reference P/2024/1253

Decision Date 15/10/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location Plan ref: TQRQM24168144341860 dated 16 Jun 2024;
   - Existing front elevation scale 1:100;
   - Existing side elevations scale 1:100;
   - Proposed front elevation scale 1:100;
   - Proposed side elevations scale 1:100;
   - Quotation from Morgan's Windows, Doors & Conservatories dated 09/07/2024;
   - Leaflet for Composite door from Endurance;
   - Leaflet for The Country Collection from Endurance;
   - Heritage Impact Statement (windows);
   - Heritage Impact Statement (doors);
   - Design and Access Statement for Listed Building Consent.

3. 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, depth of reveals, 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.

Reason(s)

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

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 To ensure the works reflect the character and appearance of the building and respect the historic significance of heritage assets in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

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 Miss Sian Ellis

Reference P/2024/1253

Decision Date 15/10/2024



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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