

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



Applicant G AND EA MAYER

Reference P/2023/0359

Agent BERRYS MRS
LINDSEY SPROULLE
BEECH HOUSE
ANCHORAGE
AVENUE
SHREWSBURY
BUSINESS PARK
SHREWSBURY SY2
6FG

Date Received 22/05/2023

Decision Date 17/12/2024

Historic Environment (Wales) Act 2023

Location of Application

BANK FARM HIGHER LANES ISCOYD WHITCHURCH SY13 3AX

Description of Application

CANIATAD ADEILAD RHESTREDIG AR GYFER NEWIDIADAU MEWNOL AC
ALLANOL GAN GYNNWYS CADW RHAN O ESTYNIAD CEFN A CHODI ADEILAD
ALLANOL GYDA CHYSWLLT GWYDR I'R ANNEDD

LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS
INCLUDING PART RETENTION OF REAR EXTENSION AND ERECTION OF
OUTBUILDING WITH GLAZED LINK TO EXTENDED DWELLING

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

National Policies and Technical Advice Notes (TAN):

Wrexham Local Development 2013 – 2028:

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	17/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The works shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
22-141b Rev H;
22-141c Rev E;
22-141d.
2. No further works shall take place until samples of the materials to be used in the construction of the external surfaces of the building shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
3. No further works shall take place until detailed plans of the glazed link to include section drawings and detailing of the interfaces between the Piggery and link and also the farmhouse and link respectively, and the tying in of the piggery barn to the Shippon, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the plans as may be approved.
4. No further works shall take place until a conservation method statement for how the Piggery is to be reconnected to the multi-purpose range, detailing all opening up works, alterations to roof structures, tying in, and making good, has been submitted to and approved in writing the Local Planning Authority. All works shall be carried out in strict accordance with the method statement as may be approved.

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5. Prior to first beneficial use of the extensions and outbuilding, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.
6. No pointing works shall take place until a lime mortar specification for the rebuilding of the piggery has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
7. No pointing works shall take place until a 1msp sample panel of the method of pointing has been submitted to and approved in writing by, the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved, and the sample panel shall be retained on site throughout the works for reference.
8. No further works shall take place until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors 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, ironmongery etc. The works shall only be carried out in strict accordance with such details as are approved.

Reason(s)

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

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2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy SP15 of the Wrexham Local Development Plan.
4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policy SP15 of the Wrexham Local Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy SPF 15 of the Wrexham Local Development Plan.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy SP15 of the Wrexham Local Development Plan.
8. To ensure the works reflect the character and appearance of the building in accordance with Policy SP15 of the Wrexham Local Development Plan.

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David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)