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 Ms Alexander Newman

Agent Mr Craig Marston
7, Henry Close,
Battlefield Enterprise Park, Shrewsbury,
SY1 3TJ

Reference P/2024/1370

Date Received 27/08/2024

Decision Date 19/12/2024

Historic Environment (Wales) Act 2023

Location of Application

ROSE HILL LODGE, ERBISTOCK, WREXHAM, LL13 0DR

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER DYMCHWEL YR ESTYNIAD PRESENNOL A CHODI ESTYNIAD DAU LAWR I'R CEFN AC ESTYNIAD UNLLAWR AR YR OCHR (CYMERADWYWYD YN FLAENOROL O DAN P/2021/0245)
LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION (PREVIOUSLY APPROVED UNDER P/2021/0245)

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:

SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
DM1 - Development Management Considerations

Revision	Date	Description of Decision
0	19/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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

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

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 2055-MA (00)0001,2055-MA(00)0005 RevA2055-MA(00)0006 RevB, Design and Access Statement-2055, Heritage Impact Assessment dated 8/7/21 and Structural Condition Survey dated June 2020.

3. Prior to the commencement of the development hereby permitted, samples of the render and roofing material to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4. Prior to the commencement of the development of the development herby permitted scaled drawings and details of all new windows and doors shall be submitted for the written approval of the Local Planning Authority . Development shall be carried out in accordance with the details that 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the building and its setting in accordance with Policies,DM1, SP12 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 Ms Alexander Newman

Agent Mr Craig Marston
7, Henry Close,
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4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the building and its setting in accordance with Policies,DM1, SP12 and SP15 of the Wrexham Local Development Plan.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and those approved under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.



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