PLANNING ANGEL
PLANNING AND DEVELOPMENT CONSULTANCY
GUARDIAN OF YOUR PROJECT

Planning and Building Control

Wrexham Borough Council

16 Lord Street,

Wrexham

LL11 1LG

28th December 2024

Dear Sirs/Madam,

Please find enclosed a planning application for alterations to roof, two storey and single storey rear extensions to 4 Gamford Cottages, Gamford Lane, Rossett LL12 0EP submitted on behalf of Nick Grimes.

A detailed explanation of the application is set out within the submitted Planning Statement.

The application includes the following which has been submitted on the Planning Portal.

- The Application Form;
- The appropriate Certificate of Ownership;
- Application drawings which are submitted for approval as follows:
  - Existing Plans & Location Plan Drawing Number: 238-100 Rev P1
  - Elevations as Existing Drawing Number: 238-101 Rev P1
  - Plans as Proposed Drawing Number: 238-102 Rev P1
  - Elevations as Proposed Drawing Number: 238-103 Rev P1
  - Rear Perspectives as Existing and Proposed Drawing Number: 238-104 Rev P1
  - Neighbour Perspective Images Drawing Number: 238-105 Rev P1
- Supporting Reports/Documents:
  - Planning Statement – prepared by Planning Angel Ltd
  - Green Infrastructure Statement – prepared by Planning Angel Ltd

Planning Application Fee

The fee has been paid online by the applicant.

Should you require any further information or clarification on any of the above then please contact me. We look forward to receiving confirmation of validation at your earliest convenience, and the earliest opportunity to discuss the approval of the proposals further with your Officers.

Yours faithfully

Pet Twigg, MRTPI – Director

For and on behalf of Planning Angel Ltd