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Wrecsam LL11 1LG

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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Canal House

Address Line 1

Access Roads To Properties In Canal Side

Address Line 2

Froncysyllte

Town/city

Llangollen

Postcode

LL20 7RB

Description of site location (must be completed if postcode is not known)

Easting (x)

327031

Northing (y)

341388

Description

Applicant Details

Name/Company

Title

First name

Jason

Surname

Pink

Company Name

Address

Address line 1

Canal House

Address line 2

Canal Side

Address line 3

Froncysyllte

Town/City

Llangollen

Country

United Kingdom

Postcode

LL207RB

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Replacement of single glazed, wooden sash windows with double glazed, wooden sash windows.

Has the work already been started without planning permission?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

◯ Yes
⊘ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

◯ Yes
⊘ No

(ii) alterations or enlargement to your roof?

◯ Yes
⊘ No

(iii) the loss of any trees or hedgerows?

◯ Yes
⊘ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

13/12/2024

Details of the pre-application advice received

Copy of my questions to Dan Jones...
What we need to know is …
1. Will this be acceptable?
2. Do we need to go to planning?
3. Can we have privacy glazing on the bathroom window, this will be on the end of the house
4. Are there any grants available to help with the costs? Having read the 2009 Pontcysyllte Aquaduct Conservation Area Assessment and Management Plan it made reference to 25% grants for Domestic and Private properties being paid from the Conservation Areas Grant.

Copy of Daniels reply as follows...
Good morning Jason,
Thank you for your query, I hope the following helps:
1. Will this be acceptable – Yes, and we welcome your intention to replace with timber, Acoya too is a great choice but please remember to keep ontop of maintenance and painting as it much prefers a finish rather than being left bare or needing to be touched up for an extended period.
2. Do we need to go to planning – Yes, as you've stated your property is in the conservation area, the conservation area is covered by what is called an Article 4 Direction. An Article 4 removes certain permitted development rights i.e. the right to undertake some works like changing doors and windows without planning permission. This means that planning permission will be required to change the windows as you've proposed, the aim of the Article 4 is to allow us to manage change sensitively within conservation areas to better protect its character and appearance.
3. Privacy glass to the bathroom window – Yes, I'd only advise this kept subtle, perhaps a simple frosted finish instead of a heavily textured glass.
4. Any grants available – Unfortunately not, the CAAMP was written in a very economical climate and we sadly have no grants available to private owners as much as I'd like to be able to help you carry out these well considered changes.
Comments on the images from Thermseal – they all look great, my only real concern is that the glazing bars are fake and not true structural bars. That said, I've seen some really good examples of this approach been taken recently where white spacers are included within the double glazed unit to give the visual impression that the bars are in fact structural. I'd be willing to consider this approach here, particularly as it looks like the glazing bars are a solid lattice piece built into the window instead of the cheaper and nastier versions which are just glued on and often drop off after a couple of years. If when you come to make an application this can be confirmed by the manufactuer, and shown on detailed elevation and section drawings of the window then I'll gladly review. If this is the only element of work you are considering which needs permission then the application will be free in recognition of the fact that if you weren't in an Article 4 area then you'd not need to apply for planning permission to do these works.
Regards
Dan Jones BSc. (Hons)

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Jason

Surname

Pink

Declaration Date

31/12/2024

- [x] Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Jason

Surname

Pink

Declaration Date

31/12/2024

- [x] Declaration made

Declaration

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Jason Pink

Date

08/01/2025