

Applicant KAREN TURNER

Reference P/2023/0362

Agent MR PETER
ROWLANDS
51 Ffordd Glyn,
Coed y Glyn,
Wrexham, LL13
7QW

Date Received 27/04/2023

Decision Date 01/04/2025

Historic Environment (Wales) Act 2023

Location of Application

10 PARK STREET, RUABON, WREXHAM, LL14 6LE

Description of Application

CANIATAD ADEILAD RHESTREDIG AR GYFER GWAITH AIL-DOI A GOSOD
FFENESTR NEWYDD
LISTED BUILDING CONSENT FOR RE-ROOFING WORKS AND REPLACEMENT
WINDOW

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

National Policies and Technical Advice Notes (TAN):

TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP15 - Historic and Cultural Environment

SP2 - Location of Development

Revision	Date	Description of Decision
0	01/04/2025	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - Application Form, dated 25 April 2023;
 - Location Plan (ref: Title Number - WA799422);
 - Heritage Impact Assessment titled '10 Park Street, Ruabon, LL14 6LE'
 - keylitterroofwindows 'Conservation Pivot - 05 - 780x1180mm' window specification details;
 - PJR Roofing 'Existing roof elevation showing window to be replaced'.
3. Prior to any replacement roof slates being installed, details of the number of slates to be replaced and a sample of the re-claimed slates to be used, including method of fixing and head lap length, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.
4. Prior to the commencement of the works hereby approved, a detailed methodology of works shall be submitted to and approved in writing by the Local Planning Authority. This shall include a full schedule of works for the replacement roof tiles in accordance with the details approved in Condition 3 above. Thereafter, the development shall be undertaken in accordance with the approved methodology.

Reason(s)

1. To comply with the requirements of the Historic Environment (Wales) Act 2023.
2. To comply with the requirements of the Historic Environment (Wales) Act 2023.

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



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3. To ensure that the new roof slates match the appearance and feature of the existing historic roof slate so far as is practicable, and to preserve the special architectural and historic interest of the Listed Building in accordance with Policy SP15 of the Wrexham Local Development Plan, and the Historic Environment (Wales) Act 2023.
4. To preserve the special architectural and historic interest of the Listed Building in accordance with Policy SP15 of the Wrexham Local Development Plan, and the Historic Environment (Wales) Act 2023.

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](#)