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 Mr and Mrs Dale and Sarah Brightman

Agent Miss Leanne Millichap
4 Drayton Road,
Shawbury,
Shrewsbury, United Kingdom, SY4 4NZ

Reference P/2024/1698

Date Received 19/12/2024

Decision Date 07/04/2025

Historic Environment (Wales) Act 2023

Location of Application

3 WREXHAM ROAD, OVERTON, WREXHAM, LL13 0DY

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ADDASIADAU MEWNOL, GOSOD DRYSAU A FFENESTRI NEWYDD, GOLEUADAU TO A PHANELI YNNI HAUL/ LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS, INSTALLATION OF REPLACEMENT WINDOWS AND DOORS, ROOF LIGHTS AND SOLAR PANELS

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

National Policies and Technical Advice Notes (TAN):
Planning Policy Wales 12
Future Wales: The National Plan 2015
The Planning (Wales) Act 2015
Historic Environment (Wales) Act 2023

TAN12 - Design
TAN24 - The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP2 - Location of Development
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	07/04/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

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):
   - Location Plan by Digimap dated 13 June 2024;
   - Existing and Proposed Block Plan - Drawing 03 dated 06/09/2024;
   - Proposed Plans and Elevations - Drawing 02r3 dated 30/11/2024;
   - Structural Works Arrangement & Details - Drawing 24119/11 dated 25/11/2024;
   - Design & Access Statement by House Gecko dated 26/09/2024;
   - Heritage Impact Statement dated January 2025;
   - Supporting Statement dated 11/02/2025;

3. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

4. Prior to their installation on the building, drawings fully detailing the proposed roof lights and lantern shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, protective finishes and their installation within the roof slope. The works shall only be carried out in strict accordance with such details as are approved.

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5. Prior to the installation of the solar panels and any associated equipment, the following details shall be submitted to and approved in writing by the Local Planning Authority:
   - A floorplan to show where the battery and inverter will be sited, plus details of the size of these items;
   - Technical detail of how the panels are to be fixed to the roof structure;
   - Where the cables cannot be attached externally, full details of the proposed internal route of the cables.

   The works shall only be carried out in strict accordance with such details as 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 the works reflect the character and appearance of the building in accordance with Policies SP15 and DM1 of the Wrexham Local Development Plan.

4 To ensure the works reflect the character and appearance of the building in accordance with Policies SP15 and DM1 of the Wrexham Local Development Plan.

5 To ensure the works reflect the character and appearance of the building in accordance with Policies SP15 and DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to

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18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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

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