**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** Mr Gary Conway

**Reference** P/2025/0206

**Decision Date** 16/04/2025

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## Historic Environment (Wales) Act 2023

### Location of Application

FORMER PRESBYTERIAN CHURCH, CASTLE STREET, HOLT, WREXHAM, LL13 9YW

### Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER NEWIDIADAU MEWNOL AC ALLANOL GAN GYNNWYS DYMCHWEL RHAN O'R ESTYNIAD / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS INCLUDING PARTIAL DEMOLITION OF EXTENSION.

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:

DM1 - Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP15 - Historic and Cultural Environment

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 16/04/2025 | 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.

**Applicant** Mr Gary Conway

**Reference** P/2025/0206

**Decision Date** 16/04/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
    - Drawing no: A (050) 10 Revision D;
    - Drawing no: A (300 )01 Revision I;
    - Drawing no: A (300) 02 Revision I;
    - Drawing no: A (050) 01;
    - Design and Access Statement dated 27.2.2025;
    - Heritage Statement dated February 2024.

    The development shall also be carried out in strict accordance with the following details approved under application ref: P/2024/1647:

- Drawing no: A (300) 10;
- Drawing no: A (300) 10 A;
- Drawing no: A (300) 10 B1;
- Drawing no: A (300) 10 B;
- Drawing no: A (300) 10 E;
- Drawing no: A (300) 10 F;
- Drawing no: A (300) 10 G;
- Drawing no: A (300) 10 H;
- Drawing no: A (300) 10 C;
- Drawing no: A (300) 10 D;
- Drawing no: A (300) 11 Revision B;
- Drawing no: A (300) 12 Revision B;
- Drawing no: A (300) 12-1 Revision B;
- Drawing no: A (300) 16;
- Drawing no: A (050) 08;
- Drawing no: A (050) 09;
- Permeable Paint Internal Datasheet dated 16.12.24;
- Heritage Roof Window Specification dated 15.12.24;
- Permeable Paint on External Render dated 16.12.24;
- Permeable Paint External Datasheet dated 16.12.24;
- Schedule of External Repairs and Materials dated 29.11.24;
- Schedule of Internal Materials and Finishes dated 29.11.24;
- Magnetic Secondary Glazing Datasheet dated 18.11.24;
- Roof Ventilation Slate Vent dated 29.11.24.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement dated 25.04.2024 Rev * and the Ecological Impact Assessment dated 25th September 2023 submitted with Listed Building Consent

**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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**Decision Date** 16/04/2025

P/2024/1186 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The two evergreens framing the front elevation of the site shall be retained. In the event that they die or become diseased they shall be replaced with planting of the same or similar species.

**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 development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12. |
| 4 | To ensure a satisfactory standard of appearance of the development in the interests of the character of the Listed Building and Conservation Area in accordance with Policies DM1, SP12, SP14 and SP15 of the Wrexham Local Development Plan. |

**Note(s) to applicant**

The applicant is advised that notwithstanding the approved plans, this Listed Building Consent does not give approval for the proposed driveway gate. The gate would be assessed as part of a full planning application submitted for the proposed changes to the original approval.

**David Fitzsimon**

**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** Mr Gary Conway

**Reference** P/2025/0206

**Decision Date** 16/04/2025

***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