

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

Applicant MR JONES

Code No LGC P/2023/0253

Agent FORGE PROPERTY
CONSULTANTS
MR DAVE BATES
LANE END
TEDSMORE ROAD
WEST FELTON
OSWESTRY
SHROPSHIRE
SY11 4ER

Date Received 18/04/2023

Decision Date 30/10/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

TY LLWYD, HIGH STREET, GLYN CEIRIOG, WREXHAM, LL20 7EH

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A MEWNOL / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC9 Listed buildings of special architectural or historic interest
GDP1 Development objectives

Revision	Date	Description of Decision
0	30/10/2023	Listed Building Consent issued

Particulars of decision that Listed Building Consent be 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.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Jones prop-002 Revision A, Jones Wind-008 Dated 17/08/23, Proposed Door Frame Details Jones-2018 Dated 16/06/2023, Proposed Eaves Gutter Detail Jones-004 Dated 05/06/23, Jones-003 Dated 05/06/23, Window Detail Jones Exist-001 Dated 15/06/23, Doorway Detail Jones Exist-006 Dated 15/06/23, and Window Schedule Report Dated 16/08/2023, Bedroom Doorway Detail Jones Exist-007 Dated 15/06/23 and as contained within the application documentation.

3. Prior to their use on the building, samples of render to be used on the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Prior to their installation on the building, joinery details of the roof lights within the extension shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.
5. Prior to their use on the building, samples of all pointing shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.

Note(s) to applicant



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm