

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 CLARE GRICE

Reference P/2024/0248

Agent PHOEBE FARRELL
BERRYS
BERRYS BEECH
HOUSE ANCHORAGE
AVENUE
SHREWSBURY
BUSINESS PARK
SY2 6FG

Date Received 26/03/2024

Decision Date 31/03/2025

Historic Environment (Wales) Act 2023

Location of Application

MOSS VILLA CHAPEL LANE BRONINGTON WHITCHURCH SY13 3HR

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER CODI ESTYNIAD DEULAWR AR
ANNEDD A NEWID TAI ALLAN YN FAN PARCIO CEIR AC YN SWYDDFA

LISTED BUILDING CONSENT FOR TWO STOREY EXTENSION TO DWELLING
AND CONVERSION OF OUTBUILDINGS TO CAR PORT AND HOME OFFICE

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

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE5 - Special Landscape Areas

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

T1 - Managing Transport Impacts

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Revision	Date	Description of Decision
0	31/03/2025	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.
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 – SA47065–Bry–ST–PL–A-01 Rev B, Proposed elevations/plans – SA48179-Bry-XX-SK-A-04 Rev D, Section through extension – SA47065-BRY-XX-SK-A-01,
Outbuildings/Site Plan – SA48179-BRY-XX-SK-A-05 Rev F, Site Layout – SA48179-Bry-XX-SK-A-06 Rev D, Proposed Drainage – SA49017-Bry-ST-PL-C-0001, Ecological Impact Assessment, Heritage Impact Assessment and Green Infrastructure Statement.
3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Outbuildings/Site Plan – SA48179-BRY-XX-SK-A-05 Rev F, Site Layout – SA48179-Bry-XX-SK-A-06 Rev D and within the Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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4. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record at Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP.
5. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.
6. Prior to installation, details of all thermal upgrade works to the buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
7. No works shall commence until a schedule of all internal materials and finishes have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the schedule approved.

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8. Prior to first use of the development, joinery details of all new or replacement doors and windows needs to be submitted to and approved in writing by the Local Planning Authority.
9. No works shall commence until a method statement for 'the changing and making good of the two windows to form access into the extension' has been submitted to and approved in writing the Local Planning Authority. The works shall be carried out in strict accordance with the method statement as is approved.
10. All re-bedding and re-pointing works shall be carried out using a lime based mortar only.

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 secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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6. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.
7. 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 DM1 and SP15 of the Wrexham Local Development Plan.
8. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. 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 DM1 and SP15 of the Wrexham Local Development Plan.
10. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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

[Planning and building control | Wrexham County Borough Council](#)