

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/2024/0143
Agent	MR DAVE BATES FORGE PROPERTY SERVICES LANE END TEDSMORE ROAD WEST FELTON OSWESTRY SY11 4ER	Date Received	15/02/2024
		Decision Date	24/05/2024

Planning (Listed Buildings and Conservation Areas) Act, 1990
Section 19

Location of application

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

Description of application

AMRYWIO AMOD 2 O GANIATAD ADEILAD RHESTREDIG P/2023/0253 I DDIWYGIO CYNLLUN A LLEOLIAD DRWS A FFENESTRI / VARIATION OF CONDITION 2 OF LISTED BUILDING CONSENT P/2023/0253 TO AMEND DESIGN AND PLACEMENT OF DOOR AND WINDOWS

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

DM1	Development Management Considerations
SP12	Design Principles & Masterplanning Framework
SP2	Location of Development

Revision	Date	Description of Decision
0	24/05/2024	Planning permission issued

Particulars of decision that Listed Building Consent be GRANTED
Subject to the following:-

Condition(s)

1. The works hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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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 REV B, 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 / roof lantern 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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



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