

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 PAUL BURGESS

Reference P/2023/0290

Agent HDS
ARCHITECTURAL
SERVICES CARL
HUGHES
The Foundry
15 Yorke Street
Wrexham
LL13 8LW

Date Received 25/04/2023

Decision Date 01/08/2024

Town and Country Planning Act, 1990
Section 73

Location of Application

1 PEN Y BRYN WREXHAM LL13 7HU

Description of Application

AMRYWIO AMOD 2 O CANIATAD CYNLLUNIO P/2019/0863 I DIWYGIO
FFENESTRI CYMERADWY (OL-WEITHREDOL) / VARIATION OF CONDITION 2
OF PLANNING PERMISSION P/2019/0863 TO AMEND APPROVED WINDOWS
(IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP15 - Historic and Cultural Environment

Particulars of decision : REFUSED

Reason(s)

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1. The alterations to the windows by virtue of their design, construction and materials, do not respect the character and design of the existing building and as such have a detrimental impact upon the appearance of this former public house. As such the proposal is contrary to policy DM1 of the Wrexham Local Development Plan.
2. The building occupies a prominent location within the Salisbury Park Conservation Area and significantly contributes to the special qualities attributed to this status. The alterations that have been carried out adversely affect the appearance of the Conservation Area and do not conserve, protect, preserve or enhance the special qualities afforded by this status. As such the proposal is contrary to Policy SP15 of the Wrexham Local Development Plan and to the advice set out in Local Planning Guidance Note 4 - Conservation Areas, Wrexham Town Centre Conservation Area Character Assessment and Management Plan and Welsh Government Technical Advice Note no.24 – Conservation Areas.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)