

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 K DUDHNATH ANS MRS C DAVIES	Code No	CEF P/2023/0563
Agent	D S JONES & CO MR STEVE JONES 25 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	08/08/2023
		Decision Date	11/12/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

CEFN KYNASTON, HILL STREET, CEFN MAWR, WREXHAM, LL14 3BA

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ATGYWEIRIO STRWYTHUROL, AILOSOD HEN AGORIADAU A GORSOD GOLEUADAU AR Y TO / LISTED BUILDING CONSENT FOR STRUCTURAL REPAIRS, REINSTATEMENT OF ORIGINAL OPENINGS AND INSERTION OF ROOFLIGHTS

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

EC11	Archaeology
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	11/12/2023	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 shall only be carried out in strict accordance with the details shown on the approved drawing received 21/9/2023 and as contained within the application documentation.

3. No part of the development shall commence until an appropriate photographic survey (equivalent to an Historic England Level 1 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: neil.bayliss@cpat.org.uk Tel: 01938 553670 / 552045). 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, Coed Y Dinas, Welshpool, Powys, SY21 8RP for inclusion in the regional Historic Environment Record and an archive copy should be lodged with the National Monuments Record, RCAHMW.
4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows, roof lights and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works 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 secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 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.



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