

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 JIMMY OLIVER NEWSHAM PARK ESTATES	Code No	WRO P/2022/0133
Agent	MR CRAIG BAUGH CB ARCHITECTURAL DEISGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	08/02/2022
		Decision Date	17/05/2024

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

30 HIGH STREET, WREXHAM, LL13 8HY

Description of application

CAIS AM GANIATÂD ADEILAD RHESTREDIG I WNEUD GWAITH AR YR AIL A'R TRYDYDD LLAWR I GREU FFLAT STIWDIO / APPLICATION FOR LISTED BUILDING CONSENT FOR WORKS TO SECOND AND THIRD FLOORS TO CREATE A STUDIO APARTMENT

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

NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
SP14	Natural Environment
SP15	Historic and Cultural Environment

Revision	Date	Description of Decision
0	17/05/2024	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 827/L(2)03 Rev A, and as contained within the application documentation.

3. All works of repair to any plasterwork shall only be carried out by a suitably qualified specialist appointed by the applicant and agreed in writing by the Local Planning Authority. The works of repair shall not commence until a method statement and specification for repair have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.
4. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.
5. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.
6. Prior to installation, details of all internal door furniture 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. Prior to the installation of the ventilation fan, full specification details shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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 DM1 and SP15 of the Wrexham Local Development Plan.
4. 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.
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 Local Development Plan.
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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.



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