

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	REBECCA GARRAT DIOCESE OF WREXHAM	Code No	WRO P/2022/0856
Agent	LAWRAY ARCHITECTS JENNIFER WAGSTAFF THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/09/2022
		Decision Date	12/12/2023

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

Location of application

BISHOPS HOUSE, 17 SONTLEY ROAD, WREXHAM, LL13 7EN

Description of application

AMRYWIO AMOD 2 O CANIATÂD ADEILAD RHESTREDIG AR GYFER P/2022/0444 I DDIWYGIO CYNLLUNIAU A GYMERADWYWDYD / VARIATION OF CONDITION 2 OF LISTED BUILDING CONSENT P/2022/0445 TO AMEND APPROVED PLAN

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

EC9 Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	12/12/2023	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.

Applicant	REBECCA GARRAT DIOCESE OF WREXHAM	Code No	WRO P /2022 /0856
Agent	LAWRAY ARCHITECTS JENNIFER WAGSTAFF THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/09/2022
		Decision Date	12/12/2023

2. The development shall only be carried out in strict accordance with the details shown on the approved drawings WWO-LAW-X-X-AR-910001 Rev P1 - Location Plan, BHW-LAW-X-X-DR-A-06010 REV c02 - Proposed rear (east) elevation, WCO-LAW-X-X-DEL-AR-062003 p4 - Proposed front and side elevations option 1, WCO-LAW-X-X-DFP-AR-061003 P4 Proposed BF & GF Plans option 1, WCO-LAW-X-X-DCD-AR-314001 rev P2 - Proposed external window and door details 1 New Office Accommodation Wing, WCO-LAW-X-X-DCD-AR-314002 rev P1 - Proposed external window and door details New Office Accommodation Wing, WCO-LAW-X-X-DCD-AR-314003 Rev P1 - Proposed external window and door details 3 New Office Accommodation Wing, WCO-LAW-X-X-DCD-AR-314004 Rev P1 - Proposed external window and door details 4 New Office Accommodation Wing, WCO-LAW-X-X-DFP-AR-061004 Rev P4 - Proposed FF and SF Plans - Option 1, WCO-LAW-X-X-DDT-AR-900100 Rev P1 - Proposed Compound Boundary/Retaining Wall Details, CRACK STITCHING DETAIL Dwg 01, CRACK STITCHING DETAIL Dwg 02, CRACK STITCHING DETAIL Dwg 03, CRACK STITCHING DETAIL Dwg 04, CRACK STITCHING DETAIL Dwg 05 and as contained within the application documentation.
3. Upon completion of the demolition works and prior to the commencement of any above ground level construction work on the office accommodation hereby permitted, samples of all external facing and roofing materials have been 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 the first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed.
5. No new pipework, extracts, meter boxes, flues, vents or ductwork other than those shown on the approved plans shall be fixed to or formed through the external walls or roofs of the building. Any alteration to the positioning, layout or size of these works shall first be submitted to and approved in writing by the Local Planning Authority prior to being installed, and shall be carried out in accordance with the details as may be approved.

Applicant	REBECCA GARRAT DIOCESE OF WREXHAM	Code No	WRO P /2022 /0856
Agent	LAWRAY ARCHITECTS JENNIFER WAGSTAFF THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/09/2022
		Decision Date	12/12/2023

6. All re-bedding and re-pointing works shall be carried out using a lime-based mortar only. The Council's Conservation Officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
7. Upon completion of the demolition works hereby approved and prior to any other works taking place, 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 days' notice in writing of this meeting.
8. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
9. Upon completion of the demolition works hereby approved and prior to commencement of any above ground level construction work on the office accommodation permitted under ref: P/2018/0950, a copy of a contract for the carrying out of the works of the redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To define the terms of the listed building consent.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Applicant	REBECCA GARRAT DIOCESE OF WREXHAM	Code No	WRO P /2022 /0856
------------------	--------------------------------------	----------------	-------------------

Agent	LAWRAY ARCHITECTS JENNIFER WAGSTAFF THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/09/2022
		Decision Date	12/12/2023

4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building and in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure the redevelopment of the site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies GDP1 and PS2 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.