

In pursuance of its powers under the Acts an 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 TIM STEEL	Code Number	WRR P/2023/0701
Agent	MRS JANINE BEGGAN WCBC LAMPIT STREET WREXHAM LL11 1AR	Date Received	29/09/2023
		Decision Date	26/01/2024

Town and Country Planning Act, 1990

Location of application

38 HENBLAS STREET, WREXHAM, LL13 8AD

Description of application

ADFER BLAEN SIOP GWREIDDIOL AC ADNEWYDDU FFENESTRI, GWTERI, PEIPAU DWR A THO / REINSTATE ORIGINAL SHOPFRONT AND RENEWAL OF WINDOWS, GUTTERING, DOWNPIPES AND ROOF

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
SP15	Historic and Cultural Environment

Revision	Date	Description of Decision
0	26/01/2024	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered WTH/10 REV E, WTH/16 REV A, WTH/14 REV C, WTH/17 REV A and as contained within the application documentation.
3. Notwithstanding the submitted plans, the windows to the side elevation shall be of sliding sash type, drawings and sections of which shall first be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented and be retained as so in perpetuity.

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4. Prior to the commencement of any works, detailed elevation and sectional drawings of the proposed shop front, to include details of decorative consoles, mullions, architraves, window types and sections, fascia surrounds, stall risers and any method of illumination, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the approved details and shall be retained in perpetuity.
5. Prior to the commencement of works, details of any proposed security shuttering shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the approved details and shall be retained in perpetuity.

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.
3. In the interest of protecting and enhancing the special character of the Conservation Area in accordance with Policy SP15 of the Local Development Plan.
4. In the interest of protecting and enhancing the special character of the Conservation Area in accordance with Policy SP15 of the Local Development Plan.
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Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Applicant MR TIM STEEL

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Agent MRS JANINE BEGGAN
WCBC
LAMPIT STREET
WREXHAM
LL11 1AR

Number
Date 29/09/2023
Received

Decision 26/01/2024
Date



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