

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 JULIE ROWLANDS JR & MARGO LTD **Code No** WRR P/2023/0104

Agent AINSLEY GOMMON ARCHITECTS
TOM MCEVOY
1 PRICE STREET
HAMILTON SQUARE
BIRKENHEAD
CH41 6JN **Date Received** 24/02/2023
Decision Date 31/05/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

58, HOPE STREET, WREXHAM, LL11 1BE

Description of application

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

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

Revision	Date	Description of Decision
0		Listed Building Consent issued

Particulars of decision that Listed Building Consent 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 works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 503 Rev B, 101 Rev G, GDL-EDL-0114-1004 and Design and Access Statement and Heritage Statement 58 Hope Street Rev D and as contained within the application documentation.
3. No materials of construction shall be used other than those detailed on the application form and within the approved application documentation.
4. All glazing shall be fixed using traditional glazing putty only.
5. No part of roof light hereby approved shall project by more than 50 mm above the existing roof plane.

6. All new joinery profiles shall match the existing joinery profiles.

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. 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.
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 GDP1 and EC9 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 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.



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

Applicant	«APPAPPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREFa»/«A PPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»