

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 COLIN JONES	Code No	BRN P/2022/0760
Agent	MR COLIN JONES BRUNETT FARM TY BROUGHTON WHITCHURCH WREXHAM SY13 3BA	Date Received	11/08/2022
		Decision Date	14/08/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

BRUNETT FARM, TY BROUGHTON, WHITCHURCH, WREXHAM, SY13 3BA

Description of application

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LISTED BUILDING CONSENT FOR CONVERSION OF TIMBER FRAMED
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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:-

EC9 Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	14/08/2023	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 granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) Site Plan Drawing Three dated 06/07/2023, Barn 2 Drawing 2a dated 06/07/2023, Barn 1 Drawing 1a dated 06/07/2023 and as contained within the application documentation.
3. No further works to the roof shall be carried out until samples of 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 their use on the building, samples of all new brickwork and pointing shall be 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.
5. Prior to their installation on the building, details and locations of all extractors, vents and flues shall be 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.
6. The works granted consent shall only be carried out in strict accordance with the statement submitted by the applicant titled 'Solution to address concerns in relation to condensation between external and internal walls' and as contained within the application documentation.
7. No further work shall be carried out to any areas of brickwork until details of insulation 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.
8. Within three years of permission being granted, replacement cast iron rainwater goods shall be installed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.
9. No windows shall be replaced or installed in any opening other than windows of a design and made of materials matching the sample window submitted to the Local Planning Authority dated 27/06/2023.
10. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.
11. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing the proposed glazed screen details shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. 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 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.
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.
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9. 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.
10. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out specific works 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.

You are advised that an application for Building Regulations Approval will be required for the proposed works. You should ensure that any difference between the plans approved as part of this Listed Building Consent and those approved under the Building Regulations is resolved prior to commencement of development, by a formal submission of amended plans.



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