

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 AND MRS MARCUS THOMAS	Code No	WRR P/2021/0753
Agent	MR SEAN PEMBLE 23 BRYNHAFOD ROAD OSWESTRY SY11 1RT	Date Received	27/07/2021
		Decision Date	8/12/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

EPWORTH LODGE, 13 GROVE ROAD, WREXHAM, LL11 1DY

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ADEILADU PILERI MYNEDFA NEWYDD GYDA GATIAU A WALIAU BOB OCHR.FFURFIO MYNEDFA NEWYDD YN WAL GANOLOG YR ARDD A GOSOD PILERI.AILADEILADU WAL DERFYN YR ARDD GEFN A GWAITH CYSYLLTIEDIG. / LISTED BUILDING CONSENT FOR ERECTION OF NEW ENTRANCE PIERS WITH GATES AND FLANKING WALLS. FORMATION OF NEW ACCESS IN CENTRAL GARDEN WALL AND INSERTION OF PIERS. REBUILDING OF REAR GARDEN BOUNDARY WALL AND ASSOCIATED WORKS

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
GDP1	Development objectives

Revision	Date	Description of Decision
0	8/12/2021	Listed Building Consent issued
1	10/10/2023	Discharge of Condition 3 approved - P/2023/0005

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 development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered, Measured drawings as proposed (site

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

as proposed 1:200), Measured drawings as proposed (1:50 and 1:100 plan, elevations and sections) and as contained within the application documentation.

3. No part of the development shall be commenced until samples (including sample panels of pointing) of all external facing materials (including mortar mixes for brick and reused stone) 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.

Date Approved: 10/10/2023 Reference Number: P/2023/0005

By: Wrexham County Borough Council

Approved Details: Proposed Site Plan, Proposed Plans, Elevation and Sections and Proposed Stone Sample received 27th January 2023, Mortar Mix Sample showing 1 part Hanson NHL 3.5 hydraulic Lime 3 parts coarse sand from Borrass quarry, Brick Sample and Stone Samples for Walls and Gate Pillars received 8th August 2023.

4. All re-bedding and re-pointing works to the front boundary wall shall be carried out using a lime based mortar only.

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 works reflect the character and appearance of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 and EC9 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