

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	PHILIP G JONES	Code No	OVE P/2022/0559
Agent	PHILIP G JONES 19 SALOP ROAD OVERTON WREXHAM LL13 0EG	Date Received	17/06/2022
		Decision Date	17/02/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

PENDYFFRYN, 19, SALOP ROAD, OVERTON, WREXHAM. LL13 0EG

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER GRISIAU ALLANOL NEWYDD /
LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS

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
GDP1	Development objectives

Revision	Date	Description of Decision
0	17/02/2023	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 development shall only be carried out in strict accordance with the amended plan(s) numbered and labelled as follows:
 - Buy A Plan Block Plan, Produced on 3rd Jun 2022, Scale 1:500
 - Buy A Plan Site Plan, Produced on 3rd Jun 2022, Scale 1:1250
 - Photographs showing referenced elevations for windows 3, 2, 7, 8, 9, 11, 12 and 13.
 - Joinery detail sheet, Job No N1143, Item No 2, Sheet 1 of 1
 - Joinery detail sheet, Job No N1143, Item No 3, Sheet 1 of 1
 - Joinery detail sheet, Job No N1143, Item No 7, Sheet 1 of 1
 - Joinery detail sheet, Job No N1143, Item No 8, Sheet 1 of 1
 - Joinery detail sheet, Job No N1143, Item No 9, Sheet 1 of 1
 - Joinery detail sheet, Job No N1143, Item No 11, Sheet 1 of 1
 - Joinery detail sheet, Job No N1143, Item No 12, Sheet 1 of 1
 - Joinery detail sheet, Job No N1143, Item No 13, Sheet 1 of 1
 - Design and Heritage Statement by Kieran Fyfe of Williams Richard Sash Windows.
3. No repair or draught-proofing works shall commence to the windows not included in condition 2 until a method statement for the works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the method statement as approved. Should repair of those windows not be possible a new application for any replacements will be required.
4. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all replacement windows and have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. 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 works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

If during the repair process it is determined that any windows not mentioned in condition 2 need to be replaced a new application for Listed Building Consent will be required including detailed justification as to why replacement is necessary.



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