

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 JAMES HUGHES	Code Number	CEF P/2023/0022
Agent	MR JAMES HUGHES 8 HILL STREET CEFN MAWR WREXHAM LL14 3AY	Date Received	11/01/2023
		Decision Date	20/10/2023

Town and Country Planning Act, 1990

Location of application

8, HILL STREET, CEFN MAWR, WREXHAM, LL14 3AY

Description of application

AIL-DOI YR EIDDO, GOSOD FENESTRI TO A FFENESTRI NEWYDD YN YR ARDAL / RE-ROOFING OF PROPERTY, INSERTION OF ROOFLIGHTS AND REPLACEMENT WINDOWS IN CONSERVATION AREA

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
GDP1	Development objectives
PS2	

Revision	Date	Description of Decision
0	20/10/2023	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 Location Plan received 10th February 2023, Amended Window Details received 20th September 2023, Amended Elevation Drawings received 20th September 2023 and the details as contained within the application documentation.

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3. The render used on the exterior of the dwelling shall be coloured 'Buttermilk' or 'Ivory' as per the email received 9th May 2023 only.
4. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

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 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.



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

