

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 BEN WAKERLEY	Code No	ESC P/2022/0140
Agent	MR BEN WAKERLEY ESCLUSHAM HALL FARM LEGACY RHOSTYLLEN LL14 4ES	Date Received	06/01/2022
		Decision Date	17/05/2022

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

ESCLUSHAM HALL FARM, LEGACY, RHOSTYLLEN, WREXHAM, LL14 4ES

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER TYNNU SIMNAI / LISTED BUILDING CONSENT FOR REMOVAL OF CHIMNEY

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	17/05/2022	Listed Building Consent issued

Particulars of decision that Listed Building Consent be GRANTED Subject to the following:-

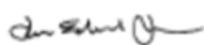
Condition(s)

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 details shown on the approved drawing(s) as received 11/2/2022 and as contained within the application documentation.
3. No works shall commence until a conservation method statement has been submitted to and approved in writing the Local Planning Authority. The works shall be carried out in strict accordance with the method statement as is approved.
4. No roofing materials shall be used other than materials matching those used on the existing building.

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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 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.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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