

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 & MRS R JONES	Code No	MAE P/2021/0331
Agent	MR ROB LEE PORTMAN SURVEYORS LTD THE STUDIO TARPORLEY BUSINESS CENTRE NANTWICH ROAD TARPORLEY CW6 9UT	Date Received	03/04/2021
		Decision Date	18/11/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

LITTLEOAKS BARN, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LU

Description of application

CAIS AM GANIATAD ADEILAD RHESTREDIG AR GYFER CORIDOR CYSWLLT GWYDR UNLLAWR ARFAETHEDIG RHWNG YR YSGUBOR A'R SIED WARTHEG AC ADDASIADAU I'R PORTSH PRESENNOL / LISTED BUILDING CONSENT FOR PROPOSED SINGLE STOREY GLAZED LINK BETWEEN BARN AND SHIPPON AND ALTERATIONS TO EXISTING PORCH

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	18/11/2021	Listed Building Consent issued
1	2/12/2022	Discharge of Condition, P/2022/0717, issued in respect of Conditions 3 and 4

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) numbered:
A309 01A Location and site plans
A309 02 Existing floor plan
A 309 10 proposed elevations part
A309 12 A Proposed ground floor plan part
A309 13 Proposed elevations

and as contained within the application documentation.

3. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be 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 and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Application: P/2022/0717 **Details Approved :** Plans 303, Rev P1, 302 Rev P1

Approved By: Wrexham County Borough Council. **Date :** 2/12/22

4. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

Application: P/2022/0717 **Details Approved :** Information submitted on email dates 7 October 2022 **Approved By:** Wrexham County Borough Council. **Date :** 2/12/22

5. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

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 building in accordance with Policy GDP1 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.
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Officer Appointed for this purpose
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