

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 KRISTIAN KENNERLEY	Code No	RUA P/2022/0460
Agent	MRS ANNE NETHERWOOD ANNE NETHERWOOD CHARTERED ARCHITECTS 11 COTTAGE FIELDS ST MARTINS OSWESTRY SY11 3EJ	Date Received	10/05/2022
		Decision Date	04/08/2022

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

RUABON RAILWAY STATION, STATION ROAD, RUABON, WREXHAM, LL14 6DL

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER TRAWSNEWID SWYDDFEYDD I ANNEDD, GWAITH MEWNOL CYSYLLTIEDIG, WAL DERFYN NEWYDD A GWAITH YN Y BLAENGWRT / LISTED BUILDING CONSENT FOR CONVERSION OF OFFICES TO DWELLING, ASSOCIATED INTERNAL WORKS, NEW BOUNDARY WALL AND WORKS TO FORECOURT

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

Revision	Date	Description of Decision
0	04/08/2022	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) numbered 22-06:
A601 A603 A604A Window details
A201 proposed elevations
A202 Proposed elevations
A102A proposed site plan
A401 3d Views
A001 Location plan

A101 Proposed floor plans

A 004-11 Existing drawings

and as contained within the application documentation.

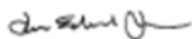
3. Prior to their use on the development details of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. No part of the development shall commence until details of the proposed boundary wall, including any gates 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.
5. Prior to their use on the development details of the proposed block pavers shall be 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.
6. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
7. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.
8. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

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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 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 enable the control of matters not detailed in the application in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
5. 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 EC9 and PS2 of the Wrexham Unitary Development Plan.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. 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.
8. To protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Ian Jones

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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

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