

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 AND MRS RICHARD AND SARAH HAYCOX	Code No	ISY P/2022/0518
Agent	MRS NICOLA GIBSON NHG ARCHITECTURAL DESIGN DAIRY HOUSE FARM CHESTER ROAD OAKMERE CW8 2HB	Date Received	01/06/2022
		Decision Date	02/08/2022

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

COBHAM COTTAGE, BOWLING BANK, ISYCOED, WREXHAM, LL13 9RY

Description of application

NEWIDIADAU ROOF NEWYDD AC ALLANOL I BARNU CYNNWYS ADEILAD RHESTREDIG AR GYFER DYMCHWEL ESTYNIAD CEFN STORI SENGL PRESENNOL AC EITHRIO UNLLAWR ESTYNIAD CEFN STORI A GOSOD DWY FFENESTR TO YN YR ESTYNIAD CEFN PRESENNOL / LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND ERECTION OF SINGLE STOREY REAR EXTENSION AND INSERTION OF TWO ROOFLIGHTS IN EXISTING REAR EXTENSION

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	02/08/2022	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 works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered as follows:
 - 823/PL/001 Revision B
 - 823/PL/005 Revision B
 - 823/PL/006 Revision B
 - 823/PL/007 Revision Band as contained within the application documentation.

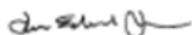
3. Prior to their use on the development samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. No roofing materials shall be used other than materials matching those used on the existing building.
5. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

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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 character of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the character of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the character 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