

Planning Service
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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Graig Cottage			
Address Line 1			
Graig Lane			
Address Line 2			
Bangor On Dee			
Town/city			
Wrexham			
Postcode			
LL13 0AD			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
339572	346019
Description	

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Jones

Company Name

JIG Architects Ltd.

Address

Address line 1

Suite 3

Address line 2

Adlink House

Address line 3

86 The Highway

Town/City

Hawarden

Country

United Kingdom

Postcode

CH5 3DJ

Contact Details

Primary number

01352744889

Secondary number

07730503459

Email address

admin@jigarchitects.com

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Proposed Extension and Refurbishment of Grade 2 Listed Cottage

Has the development or work already been started without planning permission?

- ☐ Yes
☒ No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Brickwork

Proposed materials and finishes:

Brickwork

Type:

Roof covering

Existing materials and finishes:

Slate Roof

Proposed materials and finishes:

Proposed Extension to be flat roof with parapet wall at eaves to hide Photovoltaic cells installed on flat roof

Type:

Windows

Existing materials and finishes:

Existing Timber, Timber / Metal casement windows to remain

Proposed materials and finishes:

New extension to have a mixture of Aluminum windows and frameless glass walling.

Type:

External doors

Existing materials and finishes:

Existing poor quality replacement doors to be removed to Front and rear elevation, Front door to be replaced with new door, type to be agreed with Conservation officer before Installation

Proposed materials and finishes:

New Doors to rear extension to be part of frameless glass system

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

A100 Proposed Plans and Elevations, A101 Proposed Views, A102 Proposed Plans - footprints drawing, A103 Existing Plans and Elevations, Heritage Impact Assessment.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mrs

First Name

Kathryn

Surname

Moore

Reference

Graig Cottage

Date (must be pre-application submission)

04/04/2022

Details of the pre-application advice received

Site meeting held to discuss the potential for remodelling and extension. Advice given to make either a Pre Application enquiry or planning application, which must include a Heritage Impact Assessment. Generally supportive of the project presented, this has also been the informal view of CADW. Discussion on overall size was had, with the explanation of the original footprint including previously demolished extensions. Advice was to submit a pre application enquiry. However, with time being a constraint, the client preferred to submit a formal application as soon as possible.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate Selected

Certificate A

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Richard

Surname

Jones

Declaration Date

06/06/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

JIG Architects

Date

07/06/2022