

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	MRS JUDITH WILLIAMS	Code Number	WRO P/2022/0320
Agent	MRS JUDITH WILLIAMS 7 BELGRAVE ROAD WREXHAM LL13 7ES	Date Received	17/03/2022
		Decision Date	10/05/2022

Town and Country Planning Act, 1990

Location of application

7, BELGRAVE ROAD, WREXHAM, LL13 7ES

Description of application

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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
GDP1 Development objectives

Revision	Date	Description of Decision
0	10/05/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing refs: SW/PD/05, BR/PD/03 Rev C, BR/PD/04 Rev C, BR/PD/05 Rev C and BR/PD/06 Rev C, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Prior to first use of the development hereby approved, all timber shall receive a white coloured painted finish. The colour shall not thereafter be changed.

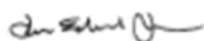
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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning 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 ensure the works reflect the character and appearance of the building and conservation area in accordance with Policies GDP1 and EC7 of the Wrexham Unitary Development Plan.

Notes

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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