

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 EDWARD CHANTLER	Code No	OVE P/2020/0521
Agent	MOSS CO MR J GRAHAM MOSS BROOKGATE HALL PLEALEY SHREWSBURY SY5 0UY	Date Received	28/04/2020
		Decision Date	15/11/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

KNOLTON HALL, OSWESTRY ROAD, OVERTON, WREXHAM, LL13 0LG

Description of application

CANIATAD ADEILAD RHESTREDIG I DDYMCHWEL Y BLOC STABLAU / LISTED BUILDING CONSENT TO DEMOLISH STABLE BLOCK AND REMOVAL OF BOUNDARY GATES, WALLS AND RAILINGS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	15/11/2021	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 29 Rev D, 30 Rev B, 31 Rev B, 32 Rev B and 35 Rev A, Knolton Hall Outbuilding Walled Garden Statement Ref: 1140 18.11.20, and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing 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. 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.
5. Prior to their installation on the building, a specification of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, fixing method, decorative/protective finishes and include cross sections. Works shall only be carried out in strict accordance with such details as approved.

6. No part of the development shall commence until a method statement, including drawings of proposed scaffolding / support, for the supporting of the garden wall during the demolition of the existing stable block, has been 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.
7. The development shall be carried out in strict accordance with the findings and recommendations contained within the Biome Consulting. Bat Survey Report – Stable Block at Knolton Hall. Version 2. September 2021, approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
8. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
9. The landscaping scheme submitted and approved in connection with condition no. 8 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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 ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that the wall is suitably protected from accidental collapse in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. 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.
9. 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.



**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