

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	DR KHALIFA	Code No	SES P/2019/0271
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	04/04/2019
		Decision Date	22/08/2019

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

TALWRN HOUSE, PICKHILL, CROSS LANES, WREXHAM, LL13 0UL

Description of application

LISTED BUILDING CONSENT FOR THE RE-CONSTRUCTION OF EXISTING BAY WINDOW IN MATERIAL TO MATCH EXISTING

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	22/08/2019	Listed Building Consent issued
1	14/01/2022	Discharge of conditions 3, 4, 5 and 6

**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 TH/PD/02, TH/PD/04 and PH/PD/06 and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the detail as may be approved.

App Ref No: P/2021/1168 **Documents Approved:** Approved on site 25th April 2020 **Approved by:** Wrexham County Borough Council **Date:** 14/01/2022

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.

App Ref No: P/2021/1168 **Documents Approved:** Approved on site 25th April 2020 **Approved by:** Wrexham County Borough Council **Date:** 14/01/2022

5. 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.

App Ref No: P/2021/1168 **Documents Approved:** Lime plaster (mix sharp sand: H Lime 3:10) **Approved by:** Wrexham County Borough Council **Date:** 14/01/2022

6. 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.

App Ref No: P/2021/1168 **Documents Approved:** Black UPVC. **Approved by:** Wrexham County Borough Council **Date:** 14/01/2022

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 the works reflect the character and appearance of the building in accordance with Policy GDP1 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 the works reflect the character and appearance of the building in accordance with Policy GDP1 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