

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 BETHANY BRIDGWATER	Code No	ESC P/2021/0273
Agent	MRS BETHANY BRIDGWATER 6 PICKERING COURT WREXHAM ROAD PENTRE BYCHAN WREXHAM LL14 4DR	Date Received	16/03/2021
		Decision Date	22/10/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

6 PICKERING COURT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DR

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER GOSOD DRWS PATIO / LISTED BUILDING CONSENT FOR INSTALLATION OF PATIO DOOR

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	22/10/2021	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 development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Heritage Impact assessment dated 19/10/2021, Sectional Drawing Indexed 31/08/2021, Structural Engineer Drawings indexed 31/02/2021, 1:50 Proposed Elevations received 26/08/2021 and as contained within the application documentation.
3. Notwithstanding the approved plans, details of the way in which the door will be fixed into the existing masonry shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.
4. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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