

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 CHRISTOPHER EATON	Code No	HOL P/2021/0893
Agent	MR RICHARD GROTA EDWARD ARCHITECTURE 2 RIVERSIDE WAY WHITEHALL WATERFRONT WHITEHALL ROAD LEEDS LS1 4EH	Date Received	31/08/2021
		Decision Date	05/04/2022

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

HOLT HILL, GREEN STREET, HOLT, WREXHAM, LL13 9JF

Description of application

CANIATAD ADEILAD RHESTREDIG I DDYMCHWEL PARAPETAU, TO, TALCENNI, SIMNEIAU, ISLAWR MEWNOL, WALIAU'R LLAWR GWAELOD A'R LLAWR CYNTAF A'R LLORIAU, A'R WALIAU ALLANOL AT LEFEL Y LLAWR GWAELOD. AILOSOD WALIAU MEWNOL AC ALLANOL AR LEFEL Y LLAWR GWAELOD GYDAG ISLAWR NEWYDD A GWAITH ADEILADU AR Y LLAWN GWAELOD, AD-DREFNU AC AILOSOD LLAWR CYNTAF MEWNOL, AILOSOD WALIAU MEWNOL AC ALLANOL, GAN GYNNWYS SIMNEIAU, PARAPETAU, TO, TALCENNI GYDAG ADDASIADAU MEWNOL AC ALLANOL AC ESTYNIAD CEFN DEULAWR, NEWYDD (RHANNOL OL-WEITHREDOL) / LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING PARAPETS, ROOF, GABLES, CHIMNEYS, INTERNAL BASEMENT, GROUND AND FIRST FLOOR WALLS AND FLOOR CONSTRUCTION, AND EXTERNAL WALLS TO GROUND FLOOR LEVEL. REINSTATEMENT OF INTERNAL AND EXTERNAL WALLS AT GROUND FLOOR LEVEL WITH NEW BASEMENT AND GROUND FLOOR CONSTRUCTION, RECONFIGURATION AND REINSTATEMENT OF INTERNAL FIRST FLOOR, REINSTATEMENT OF INTERNAL AND EXTERNAL WALLS, INCLUDING NEW CHIMNEYS, PARAPETS, ROOF, GABLES WITH INTERNAL AND EXTERNAL ALTERATIONS AND TWO STOREY REAR EXTENSION (IN PART RETROSPECT)

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	05/04/2022	Listed Building Consent issued

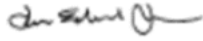
Particulars of decision that Listed Building Consent be GRANTED
Subject to the following:-

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 shall only be carried out in strict accordance with the details shown on Drawing Issue Sheet - Project Ref 961, dated 13/01/2022, 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 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.

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



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

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