

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	LIZ WILSON AND MICHAEL WHITESIDE	Code Number	OVE P/2021/0829
Agent	MRS JENNIFER CHAMBERS CAMBERS CONSERVATION LTD 88 TATTENALL ROAD TATTENALL CHESTER CH3 9QJ	Date Received	17/08/2021
		Decision Date	03/11/2021

Town and Country Planning Act, 1990

Location of application

PHARMACY HOUSE, 18 HIGH STREET, OVERTON, WREXHAM, LL13 0DT

Description of application

CODI ESTYNIAD UNLLAWR YN Y CEFN, AIL OSOD FFENESTRI CEFN A
GWAITH MEWNOL / ERECTION OF SINGLE STOREY REAR EXTENSION,
REPLACEMENT OF REAR WINDOWS AND INTERNAL WORKS

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

EC11	Archaeology
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/11/2021	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 drawings numbered:
01A Ground and first floor as existing

Applicant	LIZ WILSON AND MICHAEL WHITESIDE	Code Number	OVE P/2021/0829
------------------	----------------------------------	--------------------	-----------------

Agent	MRS JENNIFER CHAMBERS CAMBERS CONSERVATION LTD 88 TATTENALL ROAD TATTENALL CHESTER CH3 9QJ	Date Received	17/08/2021
		Decision Date	03/11/2021

- 02 Second and attic floors as existing
- 03 Main elevations as existing
- 04A Outrigger elevations as existing
- 05 Existing site plan
- 10F Ground and first floor as proposed
- 11A Proposed second and attic floors
- 12D Main elevations as proposed
- 13C Extension elevations as proposed
- 14 Proposed site plan
- 15 Location Plan

and as contained within the application documentation.

3. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-JPowys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd JPowys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.

4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

5. 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.

Applicant	LIZ WILSON AND MICHAEL WHITESIDE	Code Number	OVE P/2021/0829
------------------	-------------------------------------	------------------------	-----------------

Agent	MRS JENNIFER CHAMBERS CAMBERS CONSERVATION LTD 88 TATTENALL ROAD TATTENALL CHESTER CH3 9QJ	Date Received	17/08/2021
		Decision Date	03/11/2021

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.

7. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

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. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 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.
7. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Applicant	LIZ WILSON AND MICHAEL WHITESIDE	Code Number	OVE P/2021/0829
------------------	-------------------------------------	------------------------	-----------------

Agent	MRS JENNIFER CHAMBERS CAMBERS CONSERVATION LTD 88 TATTENALL ROAD TATTENALL CHESTER CH3 9QJ	Date Received	17/08/2021
		Decision Date	03/11/2021

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to the Welsh Government for determination.



**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

