

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 No	OVE P/2021/0828
Agent	MRS JENNIFER CHAMBERS CAMBERS CONSERVATION LTD 88 TATTENALL ROAD TATTENALL CHESTER CH3 9QJ	Date Received	17/08/2021
		Decision Date	22/11/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

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

Description of application

CANIATAD ADEILAD RHESTREDIG I CODI ESTYNIAD UNLLAWR YN Y CEFN,
AIL OSOD FFENESTRI CEFN A GWAITH MEWNOL / LISTED BUILDING
CONSENT FOR 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:-

EC9 Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	22/11/2021	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 development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
01A Ground and first floor as existing
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. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

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.

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 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 protect the integrity of the Listed Building in accordance with Policy EC9 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.



**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