

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	LEEZA AND MIKE STEGGLES	Code Number	GRE P/2021/0779
Agent	MR LIAM MARSDEN RAISE ARCHITECTS 50 WATERGATE STREET CHESTER CH1 2LA	Date Received	05/08/2021
		Decision Date	22/12/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

CEDAR HALL, THE GREEN, ROSSETT, WREXHAM, LL12 8RG

Description of application

CANIATAD ADEILAD RHESTREDIG I ADDASU AC YMESTYN STABLAU PRESENNOL A CHODI GAREJ / LISTED BUILDING CONSENT FOR CONVERSION AND EXTENSION OF EXISTING STABLE BLOCK AND ERECTION OF GARAGE

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
GDP1	Development objectives

Particulars of decision that Listed Building Consent be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the building is capable of conversion without causing harm to the setting and character of the listed building. Furthermore, the design and appearance of the resulting building, in particular the proposed north elevation, would not accord with the character of the site or the building itself. The proposal conflicts with UDP Policies EC7, EC9 and GDP1.



**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