

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 & MRS E MORRISON	Code No	HAN P/2021/0296
Agent	MR TECWYN WILLIAMS THE OLD BAKEHOUSE HIGH STREET FARNDON CH3 6PU	Date Received	18/01/2021
		Decision Date	16/09/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

BRYN NEWYDD FARM, HALGHTON, HANMER, WHITCHURCH, SY13 3DS

Description of application

CANIATAD ADEILAD RHESTREDIG I TRAWSNEWID GAREJ I YSTAFELLOEDD GYFANHEDDOL A DREIF NEWYDD I GYNNWYS ARDAL PARCIO / LISTED BUILDING CONSENT FOR CONVERSION OF GARAGE INTO HABITABLE ROOMS AND NEW DRIVEWAY TO INCLUDE PARKING AREA

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

Revision	Date	Description of Decision
0	16/09/2021	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, 1:500 site plan PROPOSED Revision D (20.07.21), NOTES Read in conjunction with 1:500 site plan, WD01, WD02, Section show arch/pitching eye treatment 1:50, E-mail from agent dated 6/11/2018 and as contained within the application documentation.
3. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Level 1 Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological

Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record and an archive copy should be lodged with 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.

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 secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 and 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 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