

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 YOUNG	Code No	RUA P/2021/0666
Agent	MR ELGAN ROBERTS ST OSWALDS ARCHITECTURAL ST OSWALDS NANT Y CAWS OSWESTRY SY10 9AP	Date Received	06/07/2021
		Decision Date	07/10/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

WATKIN HOUSE, WYNNSTAY HALL ESTATE, RUABON, WREXHAM, LL14 6LQ

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A MEWNOL / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

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	07/10/2021	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 drawings contained within the application documentation.
3. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been 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.
4. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing referenced Mr and Mrs Young, Project: Proposed Loft Conversion at Watkin House, and as contained within the application documentation.

Applicant	MR & MRS YOUNG	Code No	RUA P/2021/0666
Agent	MR ELGAN ROBERTS ST OSWALDS ARCHITECTURAL ST OSWALDS NANT Y CAWS OSWESTRY SY10 9AP	Date Received	06/07/2021
		Decision Date	07/10/2021

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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.



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