

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	ALEXANDRA NEWMAN	Code No	ERB P/2021/0245
Agent	CRAIG MARSTON KE-DESIGN 7 HENRY CLOSE BATTLEFIELD ENTERPRISE CENTRE SHREWSBURY SY1 3TJ	Date Received	11/03/2021
		Decision Date	06/09/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

ROSE HILL LODGE, , ERBISTOCK, WREXHAM, , LL13 0DD

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER DYMCHWEL ESTYNIAD PRESENNOL AC EITHRIO DAU ESTYNIAD CEFN STORI AC ESTYNIAD OCHR STOREY SENGL / LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION

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	06/09/2021	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 2055-MA(00):
0001 Location Plan
0002 Proposed site layout
0003 Existing floor plans
0004 Existing Elevations
0005 Proposed floor plans
0006A Proposed elevations
Design and Access Statement received 24/3/2021
Heritage Impact Assessment received 9 July 2021

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. Prior to their use on the development details of the render finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 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