

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

|                  |                                                                                                                           |                      |                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MS GILL JONES                                                                                                             | <b>Code No</b>       | GRE P/2021/0781 |
| <b>Agent</b>     | BLUEPRINT LTD<br>EMILY MEGAN JACKSON<br>OFFICE 3K4<br>REDWITHER TOWER<br>WREXHAM INDUSTRIAL ESTATE<br>WREXHAM<br>LL13 9XT | <b>Date Received</b> | 05/08/2021      |
|                  |                                                                                                                           | <b>Decision Date</b> | 11/10/2021      |

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### **Planning (Listed Buildings and Conservation Areas) Act 1990**

#### **Location of application**

SPRINGFIELD COTTAGE, MARFORD HILL, MARFORD, WREXHAM, LL12 8TD

#### **Description of application**

CANIATAD ADEILAD RHESTREDIG AR GYFER TO AR OLEDDF NEWYDD DROS FYNEDIAD A THO AR OLEDDF GYDA NENFWD BWAOG DROS YR YSTAFELL FWYTA / LISTED BUILDING CONSENT FOR A NEW PITCHED ROOF OVER ENTRANCE AND PITCHED ROOF WITH VAULTED CEILING OVER DINING ROOM

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        | 11/10/2021 | 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 drawing(s) numbered JLC166/003 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

4. Prior to their use on the development samples of all external facing and roofing materials 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.
5. 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.
6. All new or replacement windows shall be of timber construction only.

### **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.
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.



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)