

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 BOREHAM CREIGHTON	Code No	MAR P/2020/0105
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	13/02/2020 15/10/2020
		Decision Date	

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

, MILL HOUSE, , MARCHWIEL, WREXHAM, , LL13 0SS

Description of application

LISTED BUILDING CONSENT FOR CHANGE OF USE FROM BUSINESS USE (CLASS B1) TO SINGLE DWELLING HOUSE (CLASS C3) INTERNAL AND EXTERNAL REFURBISHMENT WORKS, TWO STOREY EXTENSION TO THE WEST ELEVATION, BASEMENT EXTENSION TO THE NORTH AND ERECTION OF REPLACEMENT OUTBUILDING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC1	Green Barriers
EC9	Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	15/10/2020	Listed Building Consent issued
1	27/10/2020	Discharge of condition 4 and part discharge of condition 3

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 1:50 Bat Roost Plans and Elevations, 3D Site Views Rev P05, 1:200 Proposed Site Layout Plan, 1:1250 Proposed Location Plan Rev P05, 1:10 Window Schedule Rev P04, 1:50 Outbuilding Plans and Elevations Rev P04, 1:50 Proposed Elevations Rev P04, 1:50 Proposed Plans Rev P04, 1:10 Detail Drawings, 1:50 Demolition Plans and Repairs Rev P02,

Bat Mitigation Strategy Rev B - October 2020 and as contained within the application documentation.

3. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

App Ref: P/2021/0943 **Details Approved:** WSI for Archaeological Watching Brief April 2021 **Approved by:** Wrexham County Borough Council **Date:** 27/10/2021
*Please note the condition is only part discharged. Further details will be required when the archaeological watching brief has been completed.

4. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

App Ref: P/2021/0943 **Details Approved:** Meeting Number 1 dated 16/09/2021
Approved by: Wrexham County Borough Council **Date:** 27/10/2021

5. Prior to their use on the development samples of all external facing 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.

6. Prior to their use on the development sample(s) of all external hard surfacing 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.

7. Prior to commencement of the relevant part of works, the name and contact details of a suitably qualified specialist shall be submitted to and approved in writing by the LPA. Upon appointment of the specialist, a fully specified schedule of works shall be prepared for the repair of the existing cast iron windows and submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

8. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

9. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

10. Prior to commencement of the relevant part of works, samples of all new or replacement floor finishes shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

11. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

12. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be

fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as 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. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
4. To protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
5. 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.
6. 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.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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11. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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