

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 MADDOCK	Code No	ROS P/2021/0614
Agent	MR ROSS ANGLESEA BAYTREE CONSERVATORIES LTD DALESIDE GARDEN CENTRE GLADSTONE WAY HAWARDEN CH5 3HF	Date Received	18/06/2021
		Decision Date	08/09/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

MANOR LODGE, TREVALYN MANOR, MANOR LANE, ROSSETT, WREXHAM, LL12 0AQ

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ESTYNIAD UNLLAWR A GOSOD GOLEUADAU TO / LISTED BUILDING CONSENT FOR SINGLE STOREY EXTENSION AND INSTALLATION OF ROOF LIGHTS

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	08/09/2021	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 Site Plan, 1:50 Proposed Floor Plan, 1:100 Proposed Elevations received 30/07/2021 and as contained within the application documentation.
3. All rooflights hereby approved shall be 'conservation type' only, fitted flush with the adjoining roof surface and have the same finish as the adjoining roof.

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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 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