

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 STUART CUTTER	Code Number	GLY P/2013/0114
Agent	ADS:ARCHITECTURAL DESIGN SERVICES MR ANDREW STOREY LITTLE CLOY FARM CLOY LANE OVERTON ON DEE WREXHAM LL13 0HR	Date Received	14/02/2013
		Decision Date	25/07/2013

Town and Country Planning Act, 1990

Location of application

LLANGWRYD UCHAF, LLWYNMAWR, LLANGOLLEN, WREXHAM, LL20 7BD

Description of application

LISTED BUILDING CONSENT FOR CONVERSION OF BARN TO DWELLING, CONSTRUCTION OF DOUBLE GARAGE AND STORE, ASSOCIATED EXTERNAL WORKS

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
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment

**Particulars of decision that permission 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. 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.

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3. Details and locations of all extractors, vents and flues shall be submitted to and approved in writing by the Local Planning Authority prior to their installation on the building. Works shall only be carried out in strict accordance with the details as approved.
4. All works shall be carried out in strict accordance with the Conservation Method Statement (amended 02/05/13) and Design and Access Statement (amended 02/05/13) approved as part of this application.
5. Details of the mix and finish and extent of repointing shall be submitted to and approved by the Local Planning Authority prior to works commencing on site. Works shall only be carried out in strict accordance with such details as are approved.
6. On exposure of the roof timbers, a site meeting between the Council's Conservation Officer and the contractor shall take place to determine the extent of repair and replacement of the roof timbers. The applicant / contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting. The works shall only be carried out in strict accordance with such details as are approved.
7. 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 and sequence for construction works. The applicant's / contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting. Works shall only be carried out in strict accordance with such details as are approved.

Meeting held with Conservation Officer on site on 12th November 2018.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure that the character of the building is not compromised.
4. To protect the integrity of the Listed Building.
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7. To protect the integrity of the Listed Building.

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Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

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

