

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 TIMOTHY MADDOCK	Code No	GLY P/2018/0559
Agent	MR TIMOTHY MADDOCK ROSE COTTAGE BICKLEY MOSS NR MALPAS CHESHIRE SY13 4JG	Date Received	05/07/2018
		Decision Date	07/09/2018

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

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

Description of application

LISTED BUILDING CONSENT TO

- TAKE DOWN REAR EXTERNAL STEPS AND RE-BUILD WITH THE DIRECTION OF FLIGHT REVERSED
- INTERNAL AMENDMENTS TO ENABLE USE OF EXISTING STRUCTURE
- ALTERATIONS TO EXTERNAL RETAINING WALL TO SOUTH OF THE BARN
- CHANGE LAYOUT OF WORKSHOP AND LOG STORE (NO CHANGE IN FOOTPRINT)
- OMISSION OF WINDOWS TO REAR OF GARAGE CAR PORTS

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	07/09/2018	Listed Building Consent issued
1	15/11/2018	Discharge of condition No. 2

**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. Details of the stone to be used on the retaining wall shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved.

Materials viewed on site by Conservation Officer Lead and agreed in photograph format.

3. Notwithstanding the approved plans further details of the new retaining wall coping and railing shall be submitted to and approved in writing for the further approval of the Local Planning Authority and works carried out strictly in accordance with the details as approved.

4. Works shall be carried out strictly in accordance with section 5 - Outline Mitigation . Mitigation and Section 6 Conclusion and Recommendations of the Bat Survey Report provided by Wildbanks Conservation dated July 2018.

5. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Ground and First Floor Plans 01 rev P1, External Steps to bedroom 4 09 Rev P1, External Works Layout EX-01 Rev A, Site Sections Ex-02 Rev P1, Proposed garage plans and elevations 100 Rev P1, Wall Insulation Amended 08 Rev T2, Section 1-1, 2-2, 6-6 Typical Construction details 07 Rev T2, Proposed Elevations 02 Rev P1, 06 Rev P1, Stud Wall setting out 03 Rev P1 and as contained within the application documentation.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. In the interests of protecting the character of the listed building.
3. In the interests of protecting the character of the Listed Building.
5. To define the scope of the planning permission

Note(s) to applicant

A licence will be required from Natural Resources Wales.



Officer Appointed for this purpose
Head of Environment and Planning

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