

AnnS Jones

From: Philip Forster
Sent: 31 July 2018 08:04
To: planning_admin
Subject: FW: P/2018/0395 and 0396 - Epworth Lodge, 13 Grove Road, Wrexham
Attachments: 037-01 CURRENT Boot room door and window joinery PR (1).pdf; 037-01 CURRENT Outbuilding joinery and rooflight PR (1).pdf

Importance: High

Please place drawings on both files as 'amended plans' and email as 'additional detail'

From: Sean Pemble [mailto:sean.pemble@hotmail.co.uk]
Sent: 27 July 2018 11:54
To: Philip Forster
Subject: Re: P/2018/0395 and 0396 - Epworth Lodge, 13 Grove Road, Wrexham
Importance: High

Security Notice: The attachments in this email were secured by a Wrexham Council Security Gateway. The original attachments were not modified.

Dear Phil,

Many thanks for your email and attachments. Having reviewed this with my clients I enclose the following additional information:

- Rooflight and joinery drawings for the outbuilding
- Outstanding door and window joinery drawings for the main house extension

My clients are happy for the other noted points such as the metalwork veranda/canopy and the roof materials/pointing/stone samples etc to be conditioned accordingly.

In response to the other matters raised:

- No works are proposed to the garden wall at this moment in time. I must apologise for the note being on the drawings, we had a last minute change of plan and those works shall be the subject of a future LBC application.
- With regard to render, whilst no precedent has been set for its use thus far, matching the existing stone would be a difficult and indeed expensive task as the possibly Cefn? stone used is no longer quarried and an insufficient quantity remains for use; not helped by the use of cement by previous builders to bind and consequently damage the stone. To that end, our proposed use of a semi rough-cast lime render in an appropriate colour would not only tie the palette of materials together, but also allow what little stone remains to be used for the important features such as door and window surrounds.
- With regard to the coping stones yes it is the intention to re-use all material where possible.

I trust that the above is useful for clarification and we look forward to hearing from you in due course.

With best wishes,
Sean Pemble

From: Philip Forster <Philip.Forster@wrexham.gov.uk>
Sent: 23 July 2018 11:41
To: sean.pemblem@hotmail.co.uk
Subject: P/2018/0395 and 0396 - Epworth Lodge, 13 Grove Road, Wrexham

Dear Mr Pemble,

Please see correspondence attached for your attention.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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