

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	MRS ELAINE ADAMS	Code Number	BAN P/2020/0804
Agent	MRS ELAINE ADAMS ORME LODGE HIGH STREET BANGOR ON DEE WREXHAM LL13 0AU	Date Received	18/11/2020
		Decision Date	17/05/2021

Town and Country Planning Act, 1990

Location of application

, ORME LODGE, HIGH STREET, BANGOR ON DEE, WREXHAM, , LL13 0AU

Description of application

AILOSODIAD FFENESTRI MEWN ARDAL CADWRAETH BANGOR /
REPLACEMENT WINDOWS IN BANGOR CONSERVATION AREA

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

EC7 Conservation Areas
GDP1 Development objectives

Revision	Date	Description of Decision
0	17/05/2021	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Document dated 12th November 2020 Ref 23675/01 Item 1 of 5, Item 3 of 5, Item 4 of 5, Item 5 of 5, Document dated 12th November 2020 Ref 23675/02 Item 1 of 2, Item 2 of 2, 1:2 Cross Sectional Detail and as contained within the application documentation.
3. 3 Notwithstanding approved document Ref 23675/02, the replacement windows at the front elevation of the building shall be

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constructed entirely of wood. There shall be no use of upvc, composite or any other material in the construction and finish of any part of these windows.

4. The width of the glazing bars of the replacement windows at the front elevation of the property, shall replicate the existing.

5. All windows hereby approved shall be finished in white and thereafter retained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To safeguard the character and appearance of the Conservation Area in accordance with UDP Policy EC7 of the Wrexham Unitary Development Plan.
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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:-

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http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

