

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 ROBERTS	Code No	GRE P/2021/0140
Agent	ROB LEE PORTMAN SURVEYORS LTD THE STUDIO TARPORLEY BUSINESS CENTRE NANTWICH ROAD TARPORLEY CW6 9UT	Date Received	12/02/2021 30/04/2021
		Decision Date	

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

BEECHMOUNT, MARFORD HILL, MARFORD, WREXHAM, , LL12 8SW

Description of application

DYMCHWEL ESTYNIAD PRESENNOL AC ETHOLIAD ESTYNIAD NEWYDD, AILGYLCHU 5 FFENESTRI MEWN DWELL PRESENNOL / DEMOLITION OF EXISTING EXTENSION AND ERECTION OF NEW EXTENSION, REPLACE 5 WINDOWS IN EXISTING DWELLING

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	30/04/2021	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:
120221-A_193_01_LOCATION PLAN
120221-A_193_03_EXISTING_Plans_Elevations
120221-A_193_43_PROPOSED_GF_Plan
120221-A_193_44_PROPOSED_FF_Plan
120221-A_193_45_PROPOSED_Elevations
120221-A_193_50_PROPOSED_Joinery_Details_A
120221-A_193_51_PROPOSED_Joinery_Details_B
120221-A_193_52_PROPOSED_Joinery_Details_C
120221-Window Schedule Feb 2021

Design and access statement

Heritage statement

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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:-

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