

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 JAMES SMITH	Code No	WRO P/2021/0011
Agent	MR JAMES SMITH CARDEN HOUSE NORTHOP COUNTRY PARK NORTHOP MOLD CH7 6WD	Date Received	26/11/2020
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

30, TOWN HILL, WREXHAM, LL13 8NB

Description of application

FFENESTRI A DRYSAU NEWYDD A GRISIAU ALLANOL NEWYDD (YN OL DREMIOI) / NEW EXTERNAL STAIRCASE AND REPLACEMENT WINDOWS AND DOOR (IN RETROSPECT)

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
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development has a detrimental impact upon the character of Wrexham Town centre Conservation Area by reason of the materials used in the replacement windows and door, and therefore conflicts with policies EC7 and GDP1(a) of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are those received on 2 February 2021.



**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