

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

|                  |                                                                                       |                      |                 |
|------------------|---------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR ANDY DALLIMORE                                                                     | <b>Code No</b>       | BRO P/2020/0588 |
| <b>Agent</b>     | CB ARCHITECTURAL DESIGN<br>MR CRAIG BAUGH<br>41<br>FOSTER ROAD<br>WREXHAM<br>LL11 2LT | <b>Date Received</b> | 14/09/2020      |
|                  |                                                                                       | <b>Decision Date</b> | 11/02/2021      |

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### **Planning (Listed Buildings and Conservation Areas) Act 1990**

#### **Location of application**

THE HAY BARN, GATEWEN ROAD, NEW BROUGHTON, WREXHAM, LL11 6YZ

#### **Description of application**

CANIATAD ADEILAD RHESTREDIG AR GYFER GRISIAU MEWNOL NEWYDD A DRWS YN Y DRYCHIAID CEFN / LISTED BUILDING CONSENT FOR NEW INTERNAL STAIRCASE AND DOOR IN REAR ELEVATION

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

| Revision | Date       | Description of Decision        |
|----------|------------|--------------------------------|
| 0        | 11/02/2021 | 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 works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 727/L(2)01 Rev A and 727/A(2)01, Heritage Impact Assessment ref: 727/HIS and dated 25/08/20, and as contained within the application documentation.
3. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
4. Prior to installation of the door, details of the mortar specification and pointing finish to be used in the making good, shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

|                  |                                                                                       |                      |                 |
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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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.

**Note(s) to applicant**

The Consent hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)