

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 CHRIS EATON	Code No	HOL P/2020/0065
Agent	EDWARD ARCHITECTURE MR WILLIAM COOKE 2 RIVERSIDE WAY WHITEHALL WATERFRONT WHITEHALL ROAD LEEDS LS1 4EH	Date Received	03/02/2020
		Decision Date	27/07/2020

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

HOLT HILL, GREEN STREET, HOLT, WREXHAM, LL13 9JF

Description of application

LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS AND TWO STOREY REAR EXTENSION

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

Revision	Date	Description of Decision
0	27/07/2020	LISTED BUILDING CONSENT ISSUED
1	23/09/2020	P/2020/0517 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4 (ON SITE WATCHING BRIEF) OF P/2020/0065
2	16/10/2020	P/2020/0572 – <u>PARTIAL</u> DISCHARGE OF CONDITIONS 8 (STRUCTURAL REPORT) AND 11 (LIGHTING) OF LISTED BUILDING CONSENT P/2020/0065
3	16/10/2020	P/2020/0573 – <u>PARTIAL</u> DISCHARGE OF CONDITION 10 (ROOF DETAILS) OF LISTED BUILDING CONSENT P/2020/0065
4	16/10/2020	P/2020/0574 - <u>PARTIAL</u> DISCHARGE OF CONDITIONS 13 (ROOFLIGHTS) AND 15 (DOORS) OF LISTED BUILDING CONSENT P/2020/0065

5	16/10/2020	P/2020/0575 – PARTIAL DISCHARGE OF CONDITIONS 3 (MATERIAL SAMPLES), 7 (MEETING) AND 14 (DOORS) OF LISTED BUILDING CONSENT P/2020/0065
6	16/10/2020	P/2020/0582 - DISCHARGE OF CONDITION 6 (PLASTER DETAILS) OF LISTED BUILDING CONSENT P/2020/0065
7	10/12/2020	P/2020/0774 - DISCHARGE OF CONDITIONS 8 (STRUCTURAL REPORT) AND 11 (LIGHTING) OF LISTED BUILDING CONSENT P/2020/0065

**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:
0759-EA-A-PL05 Rev F
0759-EA-A-PL06 Rev G
0759-EA-A-PL07 Rev G
0759-EA-A-PL08 Rev G
0759-EA-A-PL09 Rev G
0759-EA-A-PL10 Rev H
0759-EA-A-PL11 Rev F
0759-EA-A-PL12 Rev A
0759-EA-A-PL13 Rev B
0759-EA-A-PL14 Rev B
and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Approval: 16.10.2020 **Reference Number:** P/2020/0575

By: Wrexham County Borough Council

Approved Materials:

Roofing Material	Welsh Slate 20 x 12 Inch Purple Slate
Brick	Shire Reclaimed Red

Partial Discharge - Extension Only

Approved mortar mix	1:1:5 (lime /cement/ Borrás Grit). T NB This is acceptable for the extension only. A further mortar specification will be required for any works to the existing building (which should not
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contain any cement). The flush finish of the pointing is also considered to be acceptable.

4. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

Approval: 23.09.2020 **Reference Number:** P/2020/0517

By: Wrexham County Borough Council

Approved Brief Ref: Mike Emery, Consultant Archaeologist (Chapel Archaeology) 16-Sep-2020

5. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no. 4, and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), prior to first use of the works hereby approved.

6. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

Approval: 16.10.2020 **Reference Number:** P/2020/0582

By: Wrexham County Borough Council

Approved Plan Refs: PL29 to PL47

7. Prior to commencement of works, the Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mortar specification and pointing sample. Works shall only be carried out in strict accordance with such details as are approved.

Approval: 16.10.2020 **Reference Number:** P/2020/0575

By: Wrexham County Borough Council

8. Prior to commencement on site, structural engineer's details for any modifications to the existing structure 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.

Approval: 16.10.2020 **Reference Number:** P/2020/0572

By: Wrexham County Borough Council

Approved Plan Refs: SE01 Rev B, SE02 Rev B and SE03 Rev A

NB Further details will be required as a result of any changes or unforeseen works that may occur as the project develops.

Approval: 10.12.2020 **Reference Number:** P/2020/0774

By: Wrexham County Borough Council

Approved Plan Refs: SE01 Rev E, SE02 Rev C and SE03 Rev B

9. Prior to installation on site, a method statement for the reinstatement of the entrance door to the front elevation shall be submitted to and approved in writing by the Local planning Authority. This should include details for the reinstatement of brickwork, including bond, pointing and jointing, details of the new lintels and threshold, a specification for the reinstatement of the plinth and details of the relocation of the internal panelled lining. The works shall be carried out in strict accordance with these details as are approved.

10. Prior to installation on site, a specification for all new lead valley gutters and lead flashing details shall be submitted to and approved in writing by the Local planning Authority. The works shall be carried out in strict accordance with these details as are approved.

Approval: 16.10.2020 **Reference Number:** P/2020/0575

By: Wrexham County Borough Council

Partial Discharge

The information as submitted on plan ref PL16 showing generic leadwork is acceptable in principle. No installation works shall take place until specification tailored to suit the requirements of this particular project have been submitted for further approval

11. Prior to installation on site, details of all new external lighting installations details shall be submitted to and approved in writing by the Local planning Authority. The works shall be carried out in strict accordance with these details as are approved.

Approval: 10.12.2020 **Reference Number:** P/2020/0774

By: Wrexham County Borough Council

Approved Plan Refs: PL09 Rev J and PL10 Rev K

12. No new plumbing, pipes, flues, vents or ductwork shall be fixed to or formed through the external walls of the building.

13. Prior to installation on site, a specification for Conservation roof lights and details of any trimming and modifications to the existing structure for their installation shall be submitted to and approved in writing by the Local planning Authority. The works shall be carried out in strict accordance with these details as are approved.

Approval: 16.10.2020 **Reference Number:** P/2020/0574

By: Wrexham County Borough Council

Approved Plan Ref: PL15

14. Prior to installation on site, a specification for the proposed bi-fold doors to rear elevation shall be submitted to and approved in writing by the Local planning Authority. The works shall be carried out in strict accordance with these details as are approved.

Approval: 16.10.2020 **Reference Number:** P/2020/0575

By: Wrexham County Borough Council

Approved Plan Ref: PL14

15. Prior to installation on site, details of all new internal doors shall be submitted to and approved in writing by the Local planning Authority. The works shall be carried out in strict accordance with these details as are approved.

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.
4. To secure preservation by record of any archaeological remains which may be revealed during ground excavations
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6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To enable the control of matters not detailed in the application accordance with Policy EC9 of the Wrexham Unitary Development Plan.
9. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

**In pursuance of its powers under the Acts
an 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**