

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 KAYE	Code No	ROS P/2020/0559
Agent	BLUEPRINT LTD JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	11/09/2020 22/12/2020
		Decision Date	

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

THE STONE HOUSE, LLAY ROAD, BURTON, ROSSETT, WREXHAM, , LL12 0HS

Description of application

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LISTED BUILDING CONSENT FOR ALTERATIONS TO COACH HOUSE TO PROVIDE SHOWER AREA AND BEDROOM/LIVING AREA ABOVE

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	22/12/2020	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:
K031/003B Proposed plans and elevations
K031/001 Existing plans and elevations
K031/004 Location and site plans
Agent's email dated 28/10/2020
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 including the details approved under applications P/2020/0005 and P/2020/0461.

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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 EC9 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