

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 KEN JONES	Code Number	ROS P/2018/0585
Agent	MR DAVID FISHWICK 17 BROADMEAD VICARS CROSS CHESTER CH3 5PT	Date Received	16/07/2018
		Decision Date	03/10/2018

Town and Country Planning Act, 1990

Location of application

, THE NOOK, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE,

Description of application

DEMOLITION AND RE-CONSTRUCTION OF THE REAR SECTION OF THE EXISTING DWELLING, REFURBISHMENT OF FRONT SECTION OF THE BUILDING AND REPLACEMENT OF EXISTING WINDOWS

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

E7	Commercial offices
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/10/2018	Planning permission issued
1	07/11/2019	Details submitted in respect of conditions 05 and 07 approved
2	19/11/2020	Non-material amendment to window details P/2020/0693 approved

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and

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approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

Date Approved: 19/11/2020 **Reference Number:** P/2020/0693

By: Wrexham County Borough Council

Approved Details: Details of painted timber casement windows received 5/11/2020

3. Prior to the installation on the building, full joinery details for the new side door and porch shall be submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

4. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

5. Prior to installation on the building details of the render finish and external decorative finishes shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved.

Date Approved: 07/11/2019 **Reference Number:** P/2019/0824

By: Wrexham County Borough Council

Approved Details: Material samples received 04/11/2019

6. All rooflights must be a 'Conservation Type' with manufacturer's details to be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved.

7. Samples of a traditional Welsh slate (new or reclaimed) and ridge tiles 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 approved.

Date Approved: 07/11/2019 **Reference Number:** P/2019/0824

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8. Notwithstanding the details as submitted all new windows must incorporate slim profile glazing units to the front elevation and the joinery details submitted accordingly for further approval.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure the works reflect the character and appearance of the building.
3. To ensure the works reflect the character and appearance of the building.
4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building
5. In the interest of the integrity of the building.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. In the interests of the integrity of the building.
8. In the interests of the integrity of the building.

Note(s) to applicant

Elevational drawings suggest 6 over 6 sashes whereas details suggest 4 over 4.

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



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Officer Appointed for this purpose
Head of Environment and Planning

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

