

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 & MRS EDWARD CHANTLER	Code No	OVE P/2019/0535
Agent	MOSS CO LLP MR J GRAHAM MOSS BROOKGATE HALL PLEALEY SHREWSBURY SY5 0UY	Date Received	16/07/2019
		Decision Date	02/12/2019

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

KNOLTON HALL, OSWESTRY ROAD, OVERTON, WREXHAM, LL13 0LG

Description of application

LISTED BUILDING CONSENT FOR CONVERSION AND ADAPTATION INCLUDING EXTENSION OF EXISTING BUILDINGS, CONSTRUCTION OF STABLES AND CAR PORT

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	02/12/2019	LISTED BUILDING CONSENT ISSUED
1	17/09/2020	P/2020/0339 - DISCHARGE OF CONDITION 5 (LANDSCAPING) OF LISTED BUILDING CONSENT P/2019/0535

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 11 Rev B, 13 Rev G, 14 Rev B, 16 Rev 1, 18 Rev A, 19, 20 Rev A, 21, 24, 25 and 26 and as contained within the application documentation.
3. 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.

4. The Council's Conservation Officer shall be given 5 days' notice in writing of a meeting on site to approve the mortar mix and pointing finish for all new bedding and pointing works and any making good.

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Approval: 17/09/2020 **Reference Number:** P/2020/0339

By: Wrexham County Borough Council

Approved Landscaping Plan Ref: 33

Approved Hard surfacing: To remain as existing slab.

6. The landscaping scheme submitted and approved in connection with condition no. 05 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

7. The planting scheme implemented in connection with condition no. 06 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

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 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.

4. Works shall only be carried out in strict accordance with such details as are approved.

5. 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.

6. 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.

7. 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.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

**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**

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)