

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 T KAYE PIPS PROPERTY LTD	Code No	ROS P/2020/0005
Agent	BLUEPRINT LTD MR STEVEN ELTHAM OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	07/01/2020
		Decision Date	18/02/2020

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

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

Description of application

LISTED BUILDING CONSENT TO REMOVE EXISTING CONSERVATORY, NEW GLAZED EXTENSION, GLAZED LINK AND INTERNAL ALTERATIONS AND ALTERATIONS TO EXISTING ACCESS

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	18/02/2020	Listed Building Consent issued
1	24/09/2020	P/2020/0461 Discharge of condition 4 Approved

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 K028:

001A 1 Existing floor plans
001A 2 Existing elevations
002A Existing site and location plan
005B 1 Proposed Floor Plans
005B 2 Proposed elevations

006C Site and Location Plan
007 Existing access plan
008 Proposed access plan
009 Access elevations
010B 1 Opening details
010B 2 Opening details and Coach house door elevations
and as contained within the application documentation
Application forms
Heritage Impact statement Rev B
Materials schedule.

3. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

4. Prior to their installation on the building, details of all new stone, slates, paving and other external materials have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 24/9/2020 **Reference Number:** P/2020/0461

By: Wrexham County Borough Council

Approved Details: Details as received 3 and 11/9/2020

5. Prior to their installation on the site, a final specification of the new gates and fencing shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

6. The gate piers and splayed entranceway shall be accurately recorded and stones numbered to enable precise reinstatement. A specification for the Mortar Mix for rebuilding the entranceway and a sample of the pointing finish shall be submitted for further approval. The development shall be carried out in accordance with the details as agreed.

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 protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure the works reflect the character and appearance of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.



**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