

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 RICHARD AND RACHEL HORAN	Code No	ROS P/2020/0328
Agent	ARCHITECTURAL EMPORIUM LTD MR MICHAEL SOUTHERN THE ANNEXE 13 - 15 HOPE STREET LIVERPOOL L1 9BQ	Date Received	14/05/2020
		Decision Date	08/12/2020

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

TREVALYN HALL, TREVALYN WOOD, MANOR LANE, ROSSETT, WREXHAM,
LL12 0HH

Description of application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ESTYNIAD, NEWIDIADAU
MEWNOL AC ALLANOL A THIRLUNIO / LISTED BUILDING CONSENT FOR
EXTENSION, INTERNAL AND EXTERNAL ALTERATIONS AND LANDSCAPING

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	08/12/2020	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
1:1250 Site Location Plan
1:500 Proposed Site Plan
1:200 Proposed Site Plan
1:100 Proposed Ground Floor Plan
1:100 Proposed First Floor Plan
1:100 Proposed Roof Plan
1:100 Proposed New Build Elevations
1:200 Proposed Elevations 03
1:200 Proposed Elevations 02

1:200 Proposed Elevations 01
1:100 Proposed Biomass Store
1:100 Details to Grain Store
1:100 Proposed Bungalow Bay Windows
1:50 Proposed Grain Store Elevation
1:20 Proposed Stone Wall Capping

Proposed Visualisations 01

Proposed Visualisations 02

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.

4. Prior to their use on the development, a specification of the glazing system shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

5. Prior to their use on the development, samples of all hard surfacing materials shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.

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 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.



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