

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 DAVID MINSHULL	Code No	HOL P/2019/0788
Agent	MR CRAIG BAUGH CB ARCHITECTURAL DESIGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	17/10/2019
		Decision Date	24/04/2020

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

HOLT LODGE FARM, HUGMORE LANE, LLANYPWLL, WREXHAM, LL13 9YE,

Description of application

LISTED BUILDING CONSENT FOR THE REMOVAL OF AN INTERNAL WALL BETWEEN THE KITCHEN AND HALLWAY AND NEW SUN ROOM EXTENSION

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

Revision	Date	Description of Decision
0	24/04/2020	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 works shall be carried out in strict accordance with the drawings nos. 823/A(2)/01 Revision A and 823/Sk01 Revision C.
3. No works shall be carried out until samples of the external facing brick, the pointing finish and all new and replacement internal floor finishes have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the details as are approved.
4. No works to remove the non-load bearing wall shown for removal on drawing 823/Sk01 Revision C shall take place until a meeting has taken place with the Conservation Officer has taken place.
5. Prior to its installation, full details of the new door and fitting to be installed in the corridor as shown on drawing no. 823/Sk01 Revision C shall be submitted to and approved in writing by the Local Planning Authority. The door shall thereafter be installed in strict accordance with the details as approved.

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Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. 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.
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. 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.
5. 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.

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