

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	MRS PATRICIA TWIGG	Code No	ESC P/2020/0175
Agent	MRS PATRICIA TWIGG LONG BARN 3 PICKERING COURT WREXHAM ROAD RHOSTYLLEN WREXHAM LL14 4DR	Date Received	12/03/2020 21/04/2020
		Decision Date	

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

LONG BARN, 3 PICKERING COURT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, , LL14 4DR

Description of application

LISTED BUILDING CONSENT TO INSTALL NEW WINDOW (1 M X 1M)

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	21/04/2020	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 development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:200 Proposed Elevation 7, and as contained within the application documentation.
3. Prior to their use, samples/details of all materials shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
4. Prior to first use, samples/details of any mortar to be used, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.
5. Notwithstanding the approved plans and window details, there shall be no projecting timber sill. The new window unit shall be set directly on the bullnose brick sill, as the existing windows.

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. 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 applicantA handwritten signature in black ink, appearing to read 'L. J. Jones'.

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