

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 ANDREW BURGESS	Code No	CHI P/2020/0179
Agent	MR ANDREW BURGESS BRYN EGLWYS CASTLE ROAD CHIRK LL14 5BS	Date Received	13/03/2020 21/05/2020
		Decision Date	

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

COED DERW, 6 LLWYN Y CIL, CHIRK, WREXHAM, , LL14 5AB

Description of application

LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS, INSTALLATION OF TWO ROOF LIGHTS AND CONSTRUCTION OF ADDITIONAL PARKING SPACE / HARDSTANDING

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	21/05/2020	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:
Location Plan
Heritage Impact Statament
A101 proposed roof plan
A102 proposed floor plan
A201 proposed cross sections
A202 Proposed long sections
received 17/3/2020
Overview Floor Plan
Bedroom 3 floor plan
Bedroom 1 floor plan

Bedroom 1 cross and long section

Bedroom 3 cross section

received 1/5/2020

and as contained within the application documentation.

3. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement internal doors 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.

4. The rooflight windows shall have a low profile flush with the roof slope as proposed.

5. The new driveway shall be surfaced with stone chippings to match the existing driveway

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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 works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To safeguard the character of the listed building
5. To safeguard the character of the listed building

Note(s) to applicant

The works have the potential to affect bats. The applicant should submit a final audit of the bat mitigation area complete with photographs and plans. The applicant should ensure any outstanding work is completed to the satisfaction of the Local Planning Authority ecologist. At least 2 seasons post development monitoring should also take place and the results submitted to both the LPA and Natural Resources Wales: NorthPlanning@cyfoethnaturiolcymru.gov.uk.



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