

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

|                  |                                                                                                 |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR GERAINT DAVIES OFL                                                                           | <b>Code No</b>       | BRN P/2020/0088 |
| <b>Agent</b>     | OFL<br>MR GERAINT DAVIES<br>OFL FACILITIES<br>UNIT 34 VALE BUSINESS PARK<br>LLANDOW<br>CF71 7PT | <b>Date Received</b> | 07/02/2020      |
|                  |                                                                                                 | <b>Decision Date</b> | 16/04/2020      |

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### **Planning (Listed Buildings and Conservation Areas) Act 1990**

#### **Location of application**

2, HALL GREEN COTTAGES, ISCOYD PARK, WHITCHURCH, SY13 3AS

#### **Description of application**

APPLICATION FOR LISTED BUILDING CONSENT TO REMOVE BACK BOILER AND CLOSE UP EXISTING FIREPLACE, INSTALLATION OF OIL HEATING SYSTEM INCLUDING INTERNAL BOILER, HEATING CIRCUIT, BUNDED OIL TANK AND OIL LINE

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        | 16/04/2020 | 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 drawings and as contained within the application documentation.
- 3.The pipe work shall be affixed to the principal beam over the dining room using pipe clips only and the beam shall not be notched in any way.
4. The fireplace surround, mantel, hearth and grate shall all be permanently retained, boarded over and vented in strict accordance with details which shall be submitted to, and approved in writing by, the Local Planning Authority.

|                  |                                                                                                 |                      |                 |
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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 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.



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)