

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 MARK ANDREW	Code No	ESC P/2019/0124
Agent	LAWRAY ARCHITECTS KEITH O HANLON THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	19/02/2019
		Decision Date	10/06/2019

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

3, LAUREL GROVE, BERSHAM, WREXHAM, LL14 4HF

Description of application

LISTED BUILDING CONSENT FOR RENOVATIONS INCLUDING DEMOLITION OF EXISTING CONSERVATORY, NEW GARDEN ROOM EXTENSION, REMODELLING OF ENTRANCE PORCH

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
GDP1	Development objectives

Revision	Date	Description of Decision
0	10/06/2019	Listed Building Consent issued
1	18/09/2019	Discharge of conditions 3, 5, 6, 7, 8, 9, 11 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 Location Plan, 1:500 Site Plan, 1:50 Proposed First Floor Plan Rev P6, 1:50 Proposed Ground Floor Plan Rev P7, 1:100 Proposed Landscaping Plan Rev P1, 1:100 Proposed Elevations Rev P6, Proposed Perspectives Rev P4, 1:20 Proposed Door Elevations Rev P3, 1:20 Proposed Window Elevations Rev P4, 1:20 Proposed Window Elevations Sheet 2 Rev P1, 1:10 Standard Window and Door Details P4, Proposed New External Doors and Proposed New Casement Windows and as contained within the application documentation.

3. Prior to their use on the development samples of all external facing and roofing materials and hard surfacing 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.

App Ref No: P/2019/0628 **Details Approved:** Samples of Materials to be used in Renovation Works **Approved by:** Wrexham County Borough Council **Date:** 13/09/2019

4. Prior to commencement of the relevant part of works details of the mortar specification as well as a pointing sample in relation to the stone built section, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

5. Prior to their installation on the building, a specification of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, fixing method, decorative/protective finishes and include cross sections. Works shall only be carried out in strict accordance with such details as approved.

App Ref No: P/2019/0628 **Details Approved:** Samples of Materials to be used in Renovation Works **Approved by:** Wrexham County Borough Council **Date:** 13/09/2019

6. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

App Ref No: P/2019/0628 **Details Approved:** Samples of Materials to be used in Renovation Works **Approved by:** Wrexham County Borough Council **Date:** 13/09/2019

7. Prior to commencement of the relevant part of works, samples of all new internal floor finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

App Ref No: P/2019/0628 **Details Approved:** Samples of Materials to be used in Renovation Works **Approved by:** Wrexham County Borough Council **Date:** 13/09/2019

8. No works to any timbers shall take place until a timber condition survey has been undertaken and a report of the findings etc. submitted to and approved in writing by the Local Planning Authority. The report shall include the extent, type and methodology of any repairs and/or replacement. Works shall only be carried out in strict accordance with the details as are approved.

App Ref No: P/2019/0628 **Details Approved:** Timberwise Survey dated 01st July 2019 **Approved by:** Wrexham County Borough Council **Date:** 13/09/2019

9. Prior to installation, details of all door and window furniture 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.

App Ref No: P/2019/0628 **Details Approved:** Samples of Materials to be used in Renovation Works **Approved by:** Wrexham County Borough Council **Date:** 13/09/2019

10. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

11. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to

the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

App Ref No: P/2019/0628 **Details Approved:** Image Key Rev P1, Photographs in email dated 10/09/2019 **Approved by:** Wrexham County Borough Council **Date:** 18/09/2019

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.
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9. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
11. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 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