

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 EDWARD CHANTLER	Code No	OVE P/2017/0691
Agent	MOSS CO MR GRAHAM MOSS BROOKGATE HALL PLEALEY WELL LANE SHREWSBURY SY5 0UY	Date Received	10/08/2017
		Decision Date	02/11/2017

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

KNOLTON HALL, OSWESTRY ROAD, OVERTON, WREXHAM, LL13 0LG

Description of application

LISTED BUILDING CONSENT FOR ALTERATIONS AND SINGLE-STOREY EXTENSIONS TO DWELLING

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	02/11/2017	PLANNING PERMISSION ISSUED
1	04/10/2018	P/2018/0648 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION REF P/2017/0691: CONDITION 3 - SUBMISSION OF COLOUR OF PAINTED FINISH FOR ALL EXTERNAL JOINERY CONDITION 4 - SUBMISSION OF DETAILS OF NEW PIPEWORK, METER BOXES, FLUES, VENTS AND DUCTWORK CONDITION 5 - NOTICE OF MEETING WITH COUNCIL'S CONSERVATION OFFICER TO APPROVE MIX AND FINISH OF LIME BASED MORTAR CONDITION 6 - SUBMISSION OF DETAILS OF AN APPROPRIATE PHOTOGRAPHIC SURVEY OF THE EXISTING BUILDINGS CONDITION 7 - SUBMISSION OF

		DETAILS OF ALL NEW OR REPLACEMENT WINDOWS AND DOORS CONDITION 8 - SUBMISSION OF DETAILS OF ALL NEW OR REPLACEMENT JOINERY CONDITION 10 - NOTICE OF MEETING WITH COUNCIL'S CONSERVATION OFFICER AND CONTRACTOR TO DETERMINE EXTENT OF REPAIR AND REPLACEMENT OF THE HISTORIC FABRIC CONDITION 11 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS
--	--	--

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 19 Rev G, 20 Rev G, 21 Rev G, 21 Rev F, 22 Rev F, 23 Rev B, 24 and 25 as contained within the application documentation.
3. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

Colour Approved on: 04.10.2018

Reference Number: P/2018/0648

By: Wrexham County Borough Council

Approved Paint: Manufacturer - **Farrow and Ball**
Colour – **Old White**

4. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

Approved on: 04.10.2018

Reference Number: P/2018/0648

By: Wrexham County Borough Council

Approved Drawing Ref: 1046 43

5. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

Reference Number: P/2018/0648

By: Wrexham County Borough Council

Approved: 26/11/2019

6. 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.

Approved on: 04.10.2018

Reference Number: P/2018/0648

By: Wrexham County Borough Council

Approved Photographic Survey Ref: No.1254 – dated June 2018

7. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Approved on: 04.10.2018

Reference Number: P/2018/0648

By: Wrexham County Borough Council

Approved Plan Ref: 1046 36

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

Approved on: 04.10.2018

Reference Number: P/2018/0648

By: Wrexham County Borough Council

Approved Plan Ref: 1046 37

9. All new and replacement rainwater goods shall be cast iron only.

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.

Approved on: 04.10.2018

Reference Number: P/2018/0648

By: Wrexham County Borough Council

11. Prior to their use on the development samples of all external facing and roofing 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.

Approved on: 26.11.2018

Reference Number: P/2018/0648

By: Wrexham County Borough Council

Approved Sample Refs: 001 and 002 –:

Brick: Manchester Brick Specialist - Imperial 73mm Pre Weathered.

Heads and Cills: Whitton Fell Stone

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To define the scope of the planning permission
3. To ensure the works reflect the character and appearance of the building.
4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building
5. To ensure the works reflect the character and appearance of the building.
6. To provide for a record of a building or buildings of local architectural or historic interest
7. To ensure the works reflect the character and appearance of the building.
8. To ensure the works reflect the character and appearance of the building.
9. To ensure the works reflect the character and appearance of the building.
10. To protect the integrity of the Listed Building.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.



Officer Appointed for this purpose
Head of Environment and Planning

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