In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Geoff Pettitt

Reference P/2025/0537

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 07/07/2025

Decision Date 17/09/2025

Historic Environment (Wales) Act 2023

Location of Application

BUT N BEN, PEEL CLOSE, OVERTON, WREXHAM, LL13 0FB

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER GOSOD FFENESTRI NEWYDD/ LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC7 - Conservation Areas
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	17/09/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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 following plan(s) and document(s):
1) Window Details - dated March 2025 - P165/003, 2) Proposed Alterations - dated March 2025 - P165/002, 3) Planning Site & Location Plan - dated March 2025 - P165/004 and 4) Accompanying Application Form.

3. The replacement windows should be painted not stained.

Reason(s)

1. To comply with Section 98 of the Historic Environment (Wales) Act 2023.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. This was the traditional finish available during the period when the building was constructed in accordance with Policy EC9 of the Wrexham Unitary Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam

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Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council