

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	MRS CAROLINE EDWARDS	Code Number	WRR P/2021/0082
Agent	KEITH ALDERMAN TACP ARCHITECTS PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YD	Date Received	02/12/2020
		Decision Date	07/07/2021

Town and Country Planning Act, 1990

Location of application

, 35, HOPE STREET, , WREXHAM, , LL11 1BB

Description of application

AMNEWIDD FFENESTRI CODI A DRWS FFRYNT NEWYDD GYDA
CHANOPI DROSODD / REPLACEMENT OF SASH WINDOWS AND
REPLACEMENT FRONT DOOR WITH CANOPY OVER

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
GDP1	Development objectives

Revision	Date	Description of Decision
0	07/07/2021	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:500 Location Plan Rev B, Existing Elevations, 1:200 Window Schedule Rev B, IV45 Box Sash Window x2, IV50 Box Sash Window x2) and 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

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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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning 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 and Conservation Area in accordance with UDP Policy EC7.

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