

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 D WAKEFIELD

Reference P/2024/0283

Agent PORTMAN
SURVEYORS LTD MR
ROB LEE
The Firs, Bunbury
Lane, Bunbury,
Tarporely, CW6 9QZ

Date Received 11/04/2024

Decision Date 19/11/2025

Historic Environment (Wales) Act 2023

Location of Application

THE BARN HIGHER BERSE HIGHER BERSE ROAD SOUTHSEA WREXHAM
LL11 6PW

Description of Application

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MEWNOL

LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

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

Development Plan Policies:

EC9 - Listed Buildings of Special Architectural or Historic Interest

Revision	Date	Description of Decision
0	19/11/2025	Planning permission issued

Particulars of decision : 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.

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2. The works shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - A_342_01 Rev F
 - A_342_12 Rev A
 - A_324_13 Rev A
 - A_324_14 Rev A
 - A_324_15 Rev A
 - Heritage Impact Assessment Higher Berse Farm, Higher Berse Lane, Wrexham, By Henderson Heritage, Dates 2023.
3. Prior to their use on the scheme hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. The works shall be carried out in accordance with the details that are approved.
4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be 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, heads etc. The works shall only be carried out in strict accordance with such details as are approved.
5. Within three months of commencement of the works hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority. The scheme shall provide for boundary treatments, materials and both hard and soft finishes.

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6. Landscaping shall be undertaken in accordance with the scheme submitted and approved in connection with condition no. 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason(s)

- 1 To comply with Section 98 of the Historic Environment (Wales) Act 2023.
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 Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policies EC9 and GDP1 of the Wrexham Unitary Development Plan.
5. 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, EC9 and EC6 of the Wrexham Unitary Development Plan

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6. 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, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

A handwritten signature in black ink, appearing to read 'Ian Jones'.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)