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 Richard & Pam Morris

Agent Abigail Owen
4, Mount Way,
Waverton, United
Kingdom, CH3 7QF

Reference P/2025/0705

Date Received 08/09/2025

Decision Date 27/11/2025

Historic Environment (Wales) Act 2023

Location of Application

WILLINGTON LODGE, HORSEMANS GREEN, WHITCHURCH, SY13 3BZ

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER NEWID DEFNYDD YSGUBOR I ANNEDD

LISTED BUILDING CONSENT FOR CHANGE OF USE OF BARN TO DWELLING

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	27/11/2025	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 development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
REVISED site and location plan (dwg no. PL01 rev A)
Existing elevations (dwg no. PL03)
Proposed elevations (dwg no. PL05)
Existing floor plans (dwg no. PL02)
Proposed floor plans (dwg no. PL04)
Heritage Impact Assessment by Henderson Heritage

3. 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.

4. Prior to their use on the development 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. Development shall be carried out in accordance with the details that are approved.

5. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the roof of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

6. No development shall take until a comprehensive scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority. Such scheme as maybe approved shall be fully implemented within the next available planting season and shall be maintained throughout the lifetime of the development.

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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 the works reflect the character and appearance of the building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.

4. To ensure a satisfactory standard of appearance of the development in the interests of protecting the character and setting of the adjacent listed building in accordance with Policy EC9 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 Policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure a satisfactory standard of appearance of the development in the interests of protecting the character of existing listed assets in accordance with Policy EC9 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that this permission does not in itself authorise the use of the building for residential purposes until the necessary Planning Permission has been obtained.

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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