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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Hollybush Lane Farm

Address Line 1

Vicarage Lane

Address Line 2

Penley

Town/city

Wrexham

Postcode

LL13 0NG

Description of site location (must be completed if postcode is not known)

Easting (x)

341389

Northing (y)

340623

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Higham

Company Name

Address

Address line 1

Hollybush Lane Farm

Address line 2

Vicarage Lane

Address line 3

Town/City

Penley

Country

United Kingdom

Postcode

LL130NG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposal comprises modest internal alterations and joinery replacements to the east lean-to boot room. Later 20th-century brick/block walling forming a small store and WC lobby will be rationalised, including removal of a modern brick/block partition and local adjustment of adjoining walling, to create a more coherent boot room and WC. The works relate only to non-structural subdivisions with modern plaster finishes.
The existing concrete floor slab will be retained and finished with traditionally laid clay quarry tiles with lime-based joints, providing a durable, sympathetic surface suited to a boot room.
Two existing single-glazed metal windows (south and east elevations) and a modern external door on the north elevation will be removed and replaced with painted timber double-glazed units. The new door and windows will match the pattern, proportions and white-painted multi-pane appearance of the existing casement windows and doors on the south elevation, using standard modern double glazing with appropriately slender sections. No external openings are enlarged or moved, and no historic fabric of the main farmhouse is affected.

Has the development or work already been started without planning permission?

◯ Yes
⊘ No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

A full written explanation of the proposals, including assessment of significance, impact and justification, is provided in the attached “Heritage, Design & Access Statement – Hollybush Lane Farm – LBC for Lean-to Boot Room Alterations, Replacement Door/Windows and Quarry Tile Floor” with accompanying plans and photographs.

In summary, the works are confined to the later lean-to boot room and comprise: (i) rationalising modern non-structural brick/block partitions to improve the boot room/WC layout; (ii) replacing two modern single-glazed metal windows and a modern external door with painted timber double-glazed units within the existing openings; and (iii) laying clay quarry tiles over the existing concrete slab. No openings are enlarged or moved and no significant historic fabric of the 18th-century farmhouse is affected.

The impact on the listed building is very low and largely beneficial, improving appearance and performance in the least significant part of the building. No archaeological issues are anticipated and a separate structural report is not considered necessary, as there is no significant demolition or rebuilding; any local lintel repairs are described in the schedule of works.

Materials

Does the proposed development require any materials to be used in the build?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External doors

Existing materials and finishes:
Modern external stable-type door to lean-to boot room in softwood, lower solid panel and small upper glazed panel with single glazing. Simple softwood frame, basic ironmongery, no effective draught seals. Stained brown in exterior paint.

Proposed materials and finishes:
New painted timber external door in softwood/hardwood frame, with two-thirds glazed upper section (standard clear double-glazed unit) and solid lower panel. Traditional hinges and latch/handle, integrated draught seals and weather bar/threshold. Finished in white microporous exterior paint to match existing rear doors and windows.

Type:
Windows

Existing materials and finishes:
Two single-glazed metal casement windows serving the lean-to (south and east elevations). Slim metal sections with simple flat profiles, factory-finished white, poor-fitting with limited weather seals and basic cills. Clear single glazing.

Proposed materials and finishes:
New painted timber side-hung casement windows in softwood/hardwood frames with standard clear double-glazed units. Multi-pane layout and overall proportions to match existing white-painted rear elevation casement windows. Traditional glazing-bar profiles with putty-style external appearance. Finished in white microporous exterior paint.

Type:
Internal walls

Existing materials and finishes:
Later 20th-century internal partitions and short returns formed in machine-made brickwork and concrete blockwork with cement-based mortar. Surfaces finished with modern gypsum plaster and skirtings, painted in standard emulsion. These walls are non-structural and purely subdivide the lean-to.

Proposed materials and finishes:
Selected sections of later brick/block partitions to be removed or adjusted as shown on the plans. Any new infill or making-good to be in matching brick/block with compatible mortar. Wall surfaces finished with lime-based backing/undercoat and skim/finish to match existing, with skirtings reinstated to existing profile and painted in standard white internal paint.

Type:
Floors

Existing materials and finishes:
Existing floor is a concrete slab in the lean-to boot room/WC, currently finished with modern applied floor coverings (e.g. vinyl/laminate), non-original, colour and pattern mixed.

Proposed materials and finishes:
Existing concrete slab retained. Reclaimed clay quarry tiles (red/brown traditional tones) laid over the slab in a simple regular pattern, with mortar joints to match existing condition in house. Matt/sealed finish suitable for a working boot room, giving a traditional appearance consistent with the age and character of the farmhouse.

Type:
Internal doors

Existing materials and finishes:
Modern internal door to WC/lean-to area, simple construction with modern stain, standard pressed-metal ironmongery.

Proposed materials and finishes:
New painted timber four-panel internal door and timber linings to the new opening, with simple traditional profiles. Finished in white internal paint to match other doors in the house, with traditional brass ironmongery.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Heritage, Design & Access Statement – Hollybush Lane Farm (HDAS)
Existing / Proposed Floor Plan – Lean-to Boot Room
Existing / Proposed Elevation – Lean-to Boot Room)

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Ownership Certificates

Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the building to which this application relates.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Matthew

Surname

Higham

Declaration Date

27/11/2025

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Matthew Higham

Date

28/11/2025