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 Matthew Higham

Reference P/2025/0913

Decision Date 19/01/2026

Historic Environment (Wales) Act 2023

Location of Application

HOLLYBUSH LANE FARM, VICARAGE LANE, PENLEY, WREXHAM, LL13 0NG

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A 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
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	19/01/2026	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): 1) Boot Room Elevations - Rev 2nd Issue - dated 07/01/2026, 2) Accompanying Application Form, 3) Accompanying Location Plan - dated 28th Nov 2025 and 4) Boot Room Proposed Floor Plan - Rev 1st Issue - dated 27/11/2025.

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, glazing type and include cross sections for glazing bars, sills, heads etc. clearly identifying the type and thickness of the proposed double-glazed units. The works shall only be carried out in strict accordance with such details as are approved.

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 GDP1 of the Wrexham Unitary Development Plan.

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