Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
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Householder Application for Planning Permission for works or extension to a dwelling and Listed Building Consent

Town and Country Planning Act 1990; 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

Llan Gau

Address Line 1

Access Road To Cyrchynan Ucha

Address Line 2

Llanarmon Dyffryn Ceiriog

Town/city

Llangollen

Postcode

LL20 7LL

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

Easting (x)

314592

Northing (y)

331260

Description

Applicant Details

Name/Company

Title

First name

Sunand

Surname

Prasad

Company Name

Address

Address line 1

100 Southwood Lane

Address line 2

Address line 3

Town/City

London

Country

United Kingdom

Postcode

N6 5SY

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

Email address

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

Description of Proposed Works

Please describe the proposed works

Repairs to and improvements of cottage to add internal bathroom, additional windows, new heating and plumbing and thermal insulation while preserving its unique character.

Llangau is a Grade 2 Listed Cottage approximately 1.5m from the Llarmon DC crossroads. The oldest part of the building, the 'one-up onedown' cottage with an attached barn, appears on the 1874 Ordnance Survey 6inch map series, and was probably built a hundred or more years earlier. The 1898 revision of the OS shows the same building. The southward extension of the cottage appears first on the 1910 revision of the OS map. This was built by John Jones who is the grandfather of Mike Wareham, one of the two joint owners of the cottage and its grounds, the other being Sunand Prasad, the Applicant. We bought the cottage in 1977 and, unable to use the historic vehicle access, purchased additional land and built a new access track up from the adopted road. The barn, which formed the north end of the building, was collapsing at the time of purchase and was made safe by taking down the roof and walls to the current level.
Little has been done to the cottage since 1977 except occasional repair and the dwe
lling remains without mains electricity, water gas and
sewage. We now wish to make some essential improvements to the cottage.
The fabric
The cottage is poorly insulated and very draughty as is to be expected. We wish to install wall, floor and roof insulation using nature friendly and highly sustainable methods, and improve the fit of the door and windows. If possible, we may install secondary glazing from inside.

Internal Plan
Minimal alterations are proposed, only what is necessary to have an inside bathroom and WC, along with the provision of hot and cold water, also for the kitchen. We do not intend to put a lighting circuit to all rooms, but instead to use rechargeable LED lamps – which will replace the candles and portable oil lamps that were traditionally used, and which we have been using for the last 48 years. We want to add one new window on the ground floor in the south facing gable for the Living Room and two windows in the north facing gable, which was previously an internal wall shared with the barn. Other than that, there will be no change to the external appearance of the building.

Utilities
Water is currently collectred from a spring up-hill, and it is proposed to continue with that, Soon after purchase in the late 1970s we repaired the
drainage of grey water into land drains down-hill and that can be retained. We plan to install a composting toilet. Power is proposed to be provided by photovoltaic panels located in the grounds and not on the roof of the cottage. A back-up generator will provide resilience. Cooking will be by bottled gas for the foreseeable future and hot water mainly via a wood burning stove and back boiler, supplemented by an immersion heater.

Has the 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

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?

⊘ Yes
◯ No

b) works to the exterior of the building?

⊘ Yes
◯ No

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

◯ Yes
⊘ 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).

Photographs are included in the heritage statement. Drawings describing the existing conditions and proposed alterations are as follows:
LL 01 to LL 06 Inclusive
Joinery Details of Windows

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

◯ Yes
⊘ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

◯ Yes
⊘ No

(ii) alterations or enlargement to your roof?

⊘ Yes
◯ No

(iii) the loss of any trees or hedgerows?

◯ Yes
⊘ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

Site Visit

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

⊘ Yes
◯ 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
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

ENQ/2025/0259

Date (must be pre-application submission)

11/11/2025

Details of the pre-application advice received

Advice was sought for both the works to the listed cottage and for the construction of an ancillary Artist's Studio. A meeting had already been held with the Local Authority's Conservation Officer.

Advice Received re Works to Grade II Listed Building
"In principle, the Authority has no objection to these works. It is understood that you have discussed the proposal with the Authority's Conservation Officer, who is content with the proposals subject to further information being submitted as part of an application i.e. a detailed schedule of materials, coverings and finishes for both internal and external works, this schedule should be supported by details of the materials to be used such as the proposed Diathonite Plaster which has been noted, submission of proposed and existing elevation drawings, proposed and existing floorplans, construction details of new partitions to be formed, and scaled joinery details for any new or replacement doors or windows.
A Heritage Impact Assessment / Statement would also be required as part of the submission, providing commentary on the alterations to the property and demonstrating that these would not have an adverse impact on the Grade II Listed Building."

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
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & 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?

◯ Yes
⊘ No

If No, can you give appropriate notice to ALL the other owners?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:

Number:
13

Suffix:

Address line 1:
13 Rufford Road

Address Line 2:

Town/City:
Nottingham

Postcode:
NG5 2NQ

Date notice served (DD/MM/YYYY):
03/02/2026

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Sunand

Surname

Prasad

Declaration Date

13/02/2026

- [x] Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [x] The Applicant
- [ ] The Agent

Title

First Name

Sunand

Surname

Prasad

Declaration Date

13/02/2026

- [x] Declaration made

Declaration

I/We hereby apply for Householder planning & 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

Sunand Prasad

Date

15/02/2026