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 Hanmer

Reference P/2025/0921

Agent Mr Gwyn Humphreys
Mercian House, 9 - 10
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 27/11/2025

Decision Date 25/02/2026

Historic Environment (Wales) Act 2023

Location of Application

CROXTON FARM, HANMER, WHITCHURCH, SY13 3BS

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER TROI'R YSGUBORS I 2 ANNEDD A'R HOLL WAITH CYSYLLTIEDIG GAN GYNNWYS DYMCHWEL ADEILADAU AMAETHYDDOL, GOSOD GWAITH TRIN PECYNNAU AC UWCHRADDIO'R FYNEDFA BRESENNOL

LISTED BUILDING CONSENT FOR CONVERSION OF BARNS TO 2 NO DWELLINGS AND ALL ASSOCIATED WORKS INCLUDING DEMOLITION OF AGRICULTURAL BUILDINGS, INSTALLATION OF PACKAGE TREATMENT PLANT AND UPGRADING OF EXISTING ACCESS

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	25/02/2026	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):
Existing block plan dwg no. 80087/GH/002
Proposed block plan dwg no. 80087/GH/003
Location Plan dwg no. 80087/GH/001
Building 1 existing plans and elevations dwg no. 80087/GH/100
Building 1 proposed plans and elevations dwg no. dwg no. 80087/GH/110
Building 2 Existing plans and elevations dwg no. 80087/GH/101
Building 2 Proposed plans and elevations dwg no. 80087/GH/111
Building 3 Existing plans and elevations dwg no. 80087/GH/102
Buildings 4 & 5 Existing plans and elevations dwg no. 80087/GH/103
Proposed Access Plan dwg no. 80087/GH/005
Heritage Impact Assessment dated November 2025

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3. Prior to the commencement of works a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, shall be secured and implemented. This shall be in accordance with a written scheme of investigation which has been submitted by a qualified and competent expert, experienced in understanding historic buildings, and approved in writing by the local planning authority. The programme of building analysis and recording will be completed in line with the written scheme of investigation discharged as part of the condition. The recording report shall be completed by a competent expert, experienced in understanding historic buildings, and must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, SY21 8RP). After approval by the Local Planning Authority project data must be submitted and approved for 2 inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

4. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been 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.

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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 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.

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 secure a full photographic record of the original building(s) prior to alteration, conversion or demolition 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 Policy 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 Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicant is reminded that the relevant planning permission must be obtained for the proposed development.

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

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council