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

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

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

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

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

Rose Hill Lodge

Address Line 1

A528 From Asney Lane To A539

Address Line 2

Erbistock

Town/city

Wrexham

Postcode

LL13 0DR

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

Easting (x)

335443

Northing (y)

342887

Description

Applicant Details

Name/Company

Title

Ms

First name

A

Surname

Newman

Company Name

Address

Address line 1

Rose Hill Lodge A528 From Asney Lane To A539

Address line 2

Erbistock

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 0DR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Craig

Surname

Marston

Company Name

Ke-design

Address

Address line 1

7

Address line 2

Henry Close

Address line 3

Battlefield Enterprise Park

Town/City

Shrewsbury

Country

Postcode

SY1 3TJ

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)

LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION- Amendments to LBC approval P/2024/1370

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

◯ Yes
⊘ No

b) Demolition of a building within the curtilage of the listed building

⊘ Yes
◯ No

c) Demolition of a part of the listed building

⊘ Yes
◯ No

If the answer to c) is Yes

What is the total volume of the listed building?

300.00	Cubic metres

What is the volume of the part to be demolished?

84.00	Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1996

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

2 Storey Latter addition

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The existing latter addition is of poor quality build and is falling away from the original dwelling.

Related Proposals

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

- [x] Yes
- [ ] No

If Yes, please describe and include the planning application reference number(s), if known

As you cant make a Non Material Amendment of a Listed Building Consent, then we are making a new LBC to match the VAR of the approved planning application P/2026/0206

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [ ] Yes
- [x] 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?

- [x] 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).

2055-MA(00)0005- Rev B
2055-MA(00)0006- Rev C

Amendments to the approved

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:
Roof covering

Existing materials and finishes:
slate

Proposed materials and finishes:
slate

Type:
External walls

Existing materials and finishes:
Render

Proposed materials and finishes:
Render and timber

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

2055-MA(00)0005- Rev B
2055-MA(00)0006- Rev C

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?

- [x] 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)

- [x] 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

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

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

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

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

A

Surname

Newman

Declaration Date

14/04/2026

☑ 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.

☑ I / We agree to the outlined declaration

Signed

Craig Marston

Date

14/04/2026