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 Ms A Newman

Agent Mr Craig Marston
7, Henry Close,
Battlefield Enterprise
Park, Shrewsbury,
SY1 3TJ

Reference P/2026/0235

Date Received 14/04/2026

Decision Date 18/05/2026

Historic Environment (Wales) Act 2023

Location of Application

ROSE HILL LODGE, ERBISTOCK, WREXHAM, LL13 0DR

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER DYMCHWEL YR ESTYNIAD PRESENNOL A CHODI ESTYNIAD DAU LAWR I'R CEFN AC ESTYNIAD UNLLAWR AR YR OCHR (CYMERADWYWYD YN FLAENOROL O DAN P/2024/1370)

LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING EXTENSION AND ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION (PREVIOUSLY APPROVED UNDER P/2024/1370)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest

Revision	Date	Description of Decision
0	18/05/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1.The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

2.The works shall only be carried out in strict accordance with the details shown on the following approved plans:

- Proposed floor plans 2055-MA(00)0005 Rev B
- Proposed elevations 2055-MA(00)0006 Rev C

3.Prior to the commencement of the works, details and samples of the external cladding and roofing materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

4.Prior to the commencement of the works, scaled drawings and details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details that are approved.

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

Applicant Ms A Newman

Agent Mr Craig Marston
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Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2.To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3.To ensure a satisfactory standard of appearance of the works in the interests of the visual amenities of the building and its setting in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.

4.To ensure a satisfactory standard of appearance of the works in the interests of the visual amenities of the building and its setting in accordance with Policies GDP1 and EC9 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