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 & Mrs Mike Davies

Agent Mr David Corran
Dyffryn Coediog, Pool Park, Ruthin, United Kingdom, LL15 2LN

Reference P/2026/0080

Date Received 10/02/2026

Decision Date 20/05/2026

Historic Environment (Wales) Act 2023

Location of Application

DOUGLAS HOUSE, CHURCH STREET, PEN-Y-CAE, WREXHAM, LL14 2RL

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER ADDASIADAU MEWNOL, ADEILADU PORTH NEWYDD AR GYFER Y PRIF DŶ AC ADEILADU YSTAFELL FFITRWYDD YN YR ARDD GEFN

LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS, ERECTION OF REPLACEMENT PORCH TO MAIN HOUSE AND ERECTION OF FITNESS ROOM IN REAR GARDEN

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	20/05/2026	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): Location Plan dated 09-Feb-2026, Proposed Ground Floor Plan DOUGH/2, Proposed First Floor Plan DOUGH/3, Proposed Rear Elevation DOUGH/4, Proposed Side Elevation & Details DOUGH/5, Proposed Side Elevation DOUGH/6, Existing and Proposed Site Layouts DOUGH/7, Proposed Site Layout DOUGE/2, Proposed Floor Plan DOUGE/3, Proposed Elevations DOUGE/4, HERITAGE, IMPACT & MITIGATION ASSESSMENT for erection of a single storey fitness room, HERITAGE, IMPACT & MITIGATION ASSESSMENT for replacement of timber lean-to storm porch and opening of approx 1.9m in width to an internal room, GREEN INFRASTRUCTURE STATEMENT for erection of a single storey fitness room and GREEN INFRASTRUCTURE STATEMENT for replacement of timber lean-to storm porch.

3. No works shall commence until a schedule of internal materials finishes and coverings to include the detail of how the walls, floor and soffit are to be addressed where the opening is proposed have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the schedule approved.

4. Prior to their use, samples of the brick to be used in the creation of the rear porch, 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.

5. No works shall commence until confirmation of the mortar mix to be used for the porch has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the details 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

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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 development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC7 of the Wrexham Unitary Development Plan.

4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC7 of the Wrexham Unitary Development Plan.

5. To ensure the works reflect the character and appearance of the building in accordance with Policy 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