Beech House
Anchorage Avenue
Shrewsbury
Shropshire
SY2 6FG

Wrexham Planning Department

Wrexham Library

Rhossdu Road

Wrexham

LL11 1AU

Dear Planning Department,

Application No:	P/2026/0053
Location:	Hand Hotel, Church Street, Chirk, Wrexham, LL14 5EY
Proposed Development:	Listed building consent for replacement roof to single storey pitched extension
Applicant:	Mr E Kamau
Agent:	Berrys

Berrys have been instructed by Mr E Kamau to submit an application to discharge condition 3 on permission P/2026/0053.

Proposal

This application seeks to discharge condition 3, which states:

'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 Conservation Officer at the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.'

The proposals seek to use 18" × 12" Welsh slates for the roof structure.

The full material profile is as follows:

- 18 x 12 Welsh slate tiles
- Undercloak
- Paslode nails
- 38 mm × 3.35 mm ring shank nails
- Code 5 lead:
    - 900 mm × 3 m

    - 600 mm × 3 m
- Code 4 lead:
    - 150 mm × 6 m
    - 300 mm × 3 m
- Code 3 lead:
    - 150 mm × 6 m
- Building sand
- Black half-round guttering
- 2.7 m downpipe, including clips and screws
- Felt support trays
- Breathable roofing felt

The appearance of the roof surface prior to the works is illustrated below. This is intended to be a like-for-like replacement which preserves the character of this part of the listed building while ensuring its longevity.



The photographs below illustrate the slates to be utilised on the roof.









We hope that the attached documents satisfy the conditions above and will thus be able to discharge condition 3 of application P/2026/0053 at the Hand Hotel, Church Street, Chirk, Wrexham, LL14 5EY.

Beech House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury SY2 6FG
01743 271697 | shrewsbury@berrys.uk.com | berrys.uk.com

Yours sincerely,

[redacted]

Alexandra Rowley BA(Hons) MA

Senior Heritage Consultant

[redacted]