Beech House
Anchorage Avenue
Shrewsbury
Shropshire
SY2 6FG

Wrexham County Borough Council

The Guildhall

Wrexham

LL11 1AY

Dear Planning Department,

Application No:	P/2024/0248
Location:	Moss Villa, Chapel Lane, Bronington, Whitchurch, SY13 3HR
Proposed Development:	Listed building consent for two storey extension to dwelling and conversion of outbuildings to car port and home office
Applicant:	Clare Grice
Agent:	Phoebe Farrell - Berrys

Berrys have been instructed by Clare Grice to submit an application to discharge conditions 4, 5, 6, 7, 8 and 9 of the approved application P/2024/0248

Please find the following documents enclosed:

Drawing Title:	**Date:**	**Produced by:**
SA53885_HBR_311025_compressed (2)	Oct 2025	Berrys
Brick Pavers - National Trust Collection	Jun 2026	
Reclaimed Welsh Slate Photo 01	Jun 2026	
Reclaimed Welsh Slate Photo 02	Jun 2026	
Reclaimed Welsh Slate Photo 03	Jun 2026	
Reclaimed Brick Photo 01	Jun 2026	
Reclaimed Brick Photo 02	Jun 2026	
Tatton Shingle	Jun 2026	
Internal Wall Insulation System Ty-Mayr	Jun 2026	Ty-Mawr
SA47065_BRY_XX_DT_A_003_A_Joinery Details_260513	Apr 2023	Berrys
SA47065_BRY_XX_DT_A_004_A_Joinery Details_260513	Apr 2023	Berrys
SA47065_BRY_XX_DT_A_005_D_Joinery Details_260714	Apr 2023	Berrys

SA47065_BRY_XX_DT_A_006_D_Joinery Details_260714	Apr 2023	Berrys
SA47065_BRY_XX_DT_A_007_D_Joinery Details_260714	Apr 2023	Berrys
SA47065_BRY_XX_PL_A_01_A_Existing House Floor Plans Elevations_230703	Mar 2023	Berrys
SA47065_P_2024_0248 - Condition No. 06	Jun 2026	Berrys
SA53885_BRY_XX_PL_A_01_Proposed Floor Plans_GAs_260714	Jun 2026	Berrys
SA47065_P_2024_0248 - Condition No. 07	Jun 2026	Berrys
SA47065_BRY_XX_DT_A_001_A_Wardrobe Details_260513	Apr 2023	Berrys
SA47065_BRY_XX_DT_A_002_A_Joinery Details_260513	Apr 2023	Berrys
SA47065_BRY_XX_DT_A_008_A_Conservation Rooflight Details_260714	Aug 2023	Berrys
SA47065_BRY_XX_DT_A_009_Joinery Details_260714	Jul 2026	Berrys
SA47065_BRY_XX_DT_A_010_Joinery Details_260714	Jul 2026	Berrys

Proposal

This application seeks to discharge conditions 4, 5, 6, 7, 8 and 9 of the approved application. Please see below details for each:

Condition 4:

'No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record at Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP.'

- The accompanying Historic Building Record, prepared by Rob Johns, Associate Heritage and Archaeology Consultant, has been completed in accordance with the requirements of Condition 4. The submitted documents provide an appropriate

historic building and photographic record of the existing building and are submitted in support of the discharge of this condition.

- SA53885_HBR_311025_compressed (2)

Condition 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.'

- The accompanying samples and supporting photographs demonstrate the materials proposed for the construction and finishing of the external surfaces of the development.
  - Brick Pavers - National Trust Collection (hard landscaping/paving material)
  - Reclaimed Welsh Slate Photo 01 (roofing material)
  - Reclaimed Welsh Slate Photo 02 (roofing material)
  - Reclaimed Welsh Slate Photo 03 (roofing material)
  - Reclaimed Brick Photo 01 (external walling material)
  - Reclaimed Brick Photo 02 (external walling material)
  - Tatton Shingle (external surfacing material)

Condition 6:

'Prior to installation, details of all thermal upgrade works to the buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.'

- The submitted information provides full details and specifications of the thermal upgrade works proposed as part of the development, together with all associated measures and specifications set out within the following documents:
  - Internal Wall Insulation System Ty-Mayr
  - SA47065_P_2024_0248 - Condition No. 06
  - SA47065_BRY_XX_DT_A_003_A_Joinery Details_260513
  - SA47065_BRY_XX_DT_A_004_A_Joinery Details_260513
  - SA47065_BRY_XX_DT_A_005_D_Joinery Details_260714
  - SA47065_BRY_XX_DT_A_006_D_Joinery Details_260714
  - SA47065_BRY_XX_DT_A_007_D_Joinery Details_260714
  - SA47065_BRY_XX_PL_A_01_A_Existing House Floor Plans Elevations_230703
  - SA53885_BRY_XX_PL_A_01_Proposed Floor Plans_GAs_260714

Condition 7:

'No works shall commence until a schedule of all internal materials and finishes 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.'

- The submitted information provides full details and specifications proposed for the internal materials and finishes. It is important to maintain a suitable breathable structure within the existing building, we are therefore proposing lime-based plaster throughout. For the internal finish to the external walls a vapour permeable paint finish such as an internal silicate paint, plant-based emulsion or a limewash or clay paint from a company such as TyMawr. Further information can be found within the following document:
    - SA47065_P_2024_0248 - Condition No. 07

Condition 8:

'Prior to first use of the development, joinery details of all new or replacement doors and windows needs to be submitted to and approved in writing by the Local Planning Authority.'

- The accompanying drawings and specifications provide full details of all proposed new and replacement doors and windows. Supporting information includes joinery details, wardrobe details, conservation rooflight specifications, and proposed floor plans.
    - SA47065_BRY_XX_DT_A_001_A_Wardrobe Details_260513
    - SA47065_BRY_XX_DT_A_002_A_Joinery Details_260513
    - SA47065_BRY_XX_DT_A_003_A_Joinery Details_260513
    - SA47065_BRY_XX_DT_A_004_A_Joinery Details_260513
    - SA47065_BRY_XX_DT_A_005_D_Joinery Details_260714
    - SA47065_BRY_XX_DT_A_006_D_Joinery Details_260714
    - SA47065_BRY_XX_DT_A_007_D_Joinery Details_260714
    - SA47065_BRY_XX_DT_A_008_A_Conservation Rooflight Details_260714
    - SA47065_BRY_XX_DT_A_009_Joinery Details_260714
    - SA47065_BRY_XX_DT_A_010_Joinery Details_260714
    - SA53885_BRY_XX_PL_A_01_Proposed Floor Plans_GAs_260714

Condition 9:

'No works shall commence until a method statement for 'the changing and making good of the two windows to form access into the extension' has been submitted to and approved in writing the Local Planning Authority. The works shall be carried out in strict accordance with the method statement as is approved.'

- The accompanying drawings and specifications provide full details of the proposed alteration of the two existing window openings to form access into the extension. Supporting drawings include elevation and floor plans, to identify the location of the affected windows and proposed access points.

- SA47065_BRY_XX_DT_A_002_A_Joinery Details_260513
- SA47065_BRY_XX_PL_A_01_A_Existing House Floor Plans Elevations_230703
- SA53885_BRY_XX_PL_A_01_Proposed Floor Plans_GAs_260714

We hope that the attached documents satisfy the conditions above and will thus be able to discharge conditions 4, 5, 6, 7,8 and 9 of application P/2024/0248 at Moss Villa, Chapel Lane, Bronington, Whitchurch, SY13 3HR.



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