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

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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

Old Hall

Address Line 1

Overton Road

Address Line 2

Penley

Town/city

Wrexham

Postcode

LL13 0LU

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

Easting (x)

340911

Northing (y)

340150

Description

Applicant Details

Name/Company

Title

Mr

First name

Henry

Surname

Wilson

Company Name

Address

Address line 1

Old Hall Overton Road

Address line 2

Penley

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 0LU

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

william

Surname

flint

Company Name

Flint Architecture

Address

Address line 1

The Studio, Plas Yn Grove

Address line 2

horseshoe lane

Address line 3

shropshire

Town/City

ellesmere

Country

GB

Postcode

SY12 9JT

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)

Conversion of an existing downstairs living room to be used as an accessible bedroom with ensuite bathroom, including adding stud partition walls and internal wall insulation to the exterior walls.

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

Related Proposals

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

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

◯ Yes
⊘ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

◯ 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).

The proposal converts the existing living room into a bedroom with dressing/reading area and an accessible ensuite. The works comprise:

- New lightweight stud partitions forming an accessible ensuite, suitably sized to allow for wheelchair turning space of approximately 1.5m

- Installation of an accessible shower, WC and wash basin, including ew drainage connecting the sanitary fittings to the existing drainage system;

- The external walls are to receive internal wall insulation using breathable wood-fibre insulation and lime plaster

- Redecoration following completion of the works.

The existing windows, fireplace wall, closet, corridor, hall and adjoining orangery remain unaltered. No extension or change to the roof, fenestration or principal external elevations is proposed.

Refer to drawing PL1

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:
Internal walls

Existing materials and finishes:
Plaster and paint

Proposed materials and finishes:
New breathable wood-fibre insulation with lime plaster and breathable paint

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

PL1 - Proposed and existing plans

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ 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)

◯ 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Telephone conversation with the duty planning

Date (must be pre-application submission)

23/07/2026

Details of the pre-application advice received

Telephone call to query whether planning permission should be sought in additional to LBC. As there are no external changes proposed the planning officer confirmed by telephone that only LBC would be required

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

First Name

Henry

Surname

Wilson

Declaration Date

28/07/2026

☑ 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

william flint

Date

28/07/2026