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 Sunand Prasad

Reference P/2026/0093

Decision Date 13/08/2026

Historic Environment (Wales) Act 2023

Location of Application

LLAN GAU, LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN, LL20 7LL

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER A NEWYDIADAU MEWNOL AC ALLANOL/ LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	13/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Location Plan - drawing number LL01
Proposed cross sections plan - drawing number LLO8 dated 20/01/2026
Proposed elevations plan - drawing number LL06 dated 10/02/2026
Proposed ground floor plan - drawing number LL03 dated 20/01/2026
Proposed first floor plan - drawing number LL04 dated 20/01/2026

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

3. No works shall commence until drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The works shall only be carried out in strict accordance with such details as are approved.

4. Prior to any development on site details will be submitted to the Local Planning Authority and approved in writing with regards to capping material for the barn walls construction.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. To comply with Section 98 of the Historic Environment (Wales) Act 2023.

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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3. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. In the interest of the historic built importance of the site and to comply with Policy EC9 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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