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 Barnett

Reference P/2026/0397

Agent Mr Arron Crick
3 The Mount,
Whitchurch, GB, SY13
1GX

Date Received 08/06/2026

Decision Date 05/10/2026

Historic Environment (Wales) Act 2023

Location of Application

ROSE HILL, ERBISTOCK, WREXHAM, LL13 0DE

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFEYDD) I DOSBARTH C3 (ANNEDD)/ LISTED BUILDING CONSENT FOR CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICES) TO CLASS C3 (DWELLING)

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
H3 - Conversion of Buildings Outside Settlement Limits
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS2 - Broad Location of Development
EC5 - Special Landscape Areas

Revision	Date	Description of Decision
0	05/10/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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Condition(s)

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

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Existing Location Plan L100
• Existing and Proposed Block Plans L101
• Proposed Floor Plans L104_P2
• Proposed Roof Plan L106
• Proposed Elevations L107
• Proposed New Bedroom Door Through Stone Cross Wall L109_P01
• PLANNING, DESIGN AND ACCESS STATEMENT Rev A – August 2026
• HERITAGE STATEMENT Rev B – August 2026

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.

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