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Wrexham County Borough Council
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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

Fron Uchaf Farm

Address Line 1

Lane From Fron Uchaf Farm To Caeaugwynion Bungalow

Address Line 2

Fron Isaf

Town/city

Chirk

Postcode

LL14 5AL

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

Easting (x)

327195

Northing (y)

340454

Description

Applicant Details

Name/Company

Title

First name

Evan

Surname

Wallace

Company Name

Address

Address line 1

Fron Uchaf Farm

Address line 2

Fron Uchaf Farm, Fron Isaf

Address line 3

Chirk

Town/City

Wrexham

Country

GB

Postcode

LL14 5AL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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)

Installation of a ground-mounted cascade system comprising two (2x) Stiebel Eltron HPA-O 10.2 Trend air source heat pump units (total combined heating capacity of 18.98 kW / 0.019 MW) to replace the existing domestic oil heating system. The units will sit side-by-side at ground level on an enlarged 2.6m x 0.8m concrete base pad in the secondary utility yard. External pipework will utilize the existing wall penetration of the decommissioned oil boiler flue, accommodating insulated flow/return pipework (including two 22mm flow/return runs to the cylinder) without making new masonry openings. Associated internal radiator upgrades serving primary living spaces.

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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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).

a) Interior Works:
Upgrading existing internal radiators and connecting pipework. Two 22mm flow and return pipe runs will route from the flue entry point to the hot water storage cylinder following existing service routes and floor voids. No chasing into historic lath-and-plaster walls or original joists.

b) Exterior Works:
Siting two Stiebel Eltron HPA-O 10.2 Trend units on a 2.6m x 0.8m pre-formed concrete base pad. All external-to-internal pipework runs will pass through the existing oil boiler flue aperture, requiring zero new core drilling into historic masonry. The redundant flue void will be sleeved, insulated, and neatly sealed with breathable traditional lime mortar matching the surrounding stonework.

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:
External walls

Existing materials and finishes:
Existing historic stone and lime mortar masonry with existing oil boiler flue penetration.

Proposed materials and finishes:
Insulated flow and return pipework routed through existing oil boiler flue aperture (no new core penetrations). Void sleeved, insulated, and sealed with traditional breathable lime mortar matching existing stone/lime masonry in composition and colour.

Type:
Other

Other (please specify):
N/A (Ground level surface)

Existing materials and finishes:
Existing ground surface in secondary utility yard (former oil tank footprint).

Proposed materials and finishes:
Two outdoor Stiebel Eltron HPA-O 10.2 Trend heat pump units in Dark Grey powder-coated metal casing (1170mm W x 727mm D x 960mm H each) mounted side-by-side on a 2.6m x 0.8m pre-formed concrete base pad.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [ ] Yes
- [x] No

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

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

If No, can you give appropriate notice to ALL the other owners?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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.

Owner

Name of Owner:
***** REDACTED ******

House name:
Fron Uchaf

Number:

Suffix:

Address line 1:
Fron Isaf

Address Line 2:
Chirk

Town/City:
Wrexham

Postcode:
LL14 5AL

Date notice served (DD/MM/YYYY):
03/09/2026

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mrs

First Name

Evan

Surname

Wallace

Declaration Date

03/09/2026

- [x] 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

Evan Wallace

Date

06/10/2026

Amendments Summary

Heritage Impact Assessment (HIA): Uploaded a standalone Heritage Impact Assessment prepared in accordance with Cadw guidance.
Equipment & Output Specification: Updated proposal details from a single 13kW unit to a ground-mounted cascade configuration of two (2x) Stiebel Eltron HPA-O 10.2 Trend HC 230 units (18.98 kW / 0.019 MW combined output). This directly aligns with the 18.87 kW peak building heat load established in the MCS heat loss assessment.
Footprint & Siting: Updated outdoor pad dimensions to 2.6m x 0.8m to accommodate the twin units side-by-side within the secondary utility yard.
Building Fabric Protection (Zero Core Drilling): Clarified external-to-internal pipe routing. All flow and return pipework (including twin 22mm runs to the hot water cylinder) will pass directly through the existing oil boiler flue aperture. No new core drilling into historic masonry is required. The flue void will be sleeved, insulated, and sealed using traditional breathable lime mortar.
Document Documentation & Tags: Updated the Design and Access Statement, Technical Supporting Statement, and 1:200 Site Block Plan to reflect the 2.6m x 0.8m pad layout and flue routing. Re-tagged all uploaded documents appropriately.