

Ellie Jones

From: Neil Bayliss <neil.bayliss@cpat.org.uk>
Sent: 05 December 2022 09:41
To: planning; Sharon Holman
Cc: Kathryn Moore
Subject: [DKIM:INVALID] FAO: Sharon Holman RE: P/2022/0960 at The Dymock Arms, Overton Road, Penley
Attachments: Heritage Impact Assessment in Wales.pdf; Cadw Conservation Principles 2011.pdf; Managing Change to Listed Buildings in Wales May 2017.pdf

Good morning,

Regarding the planning application referenced above.

The application appears to be the Full Planning Application (On checking through the application form and documents there does not appear to be any clarification of what type of application it is?) for the works at the Grade II listed building 'The Dymock Arms'. These works will need a parallel Listed Building Consent application which we would like formal consultation on.

The Built Heritage Conservation Officer will be the lead consultee in this case, but we may need additional recording as a condition of consent. It was apparently recorded by RCAHMW in 2012 but we have limited information on the level of recording. From the information we have there appear to be earlier elements of timber framing (perhaps 16th c.) within the later building that may be affected by the proposed works and sub-surface works to replace the floors may reveal earlier archaeology of the first buildings on the site.

There is no Heritage Impact Assessment (HIA) document supporting the application, something which will be required should the application progress. A HIA would be required in this case setting out an understanding of the building's history and development over time and the nature of the proposed works and their impact on the listed building fabric in accordance with the Cadw Best Practice Guidance (Documents attached to this email). This does not appear to have been completed therefore further information is required in the form of a HIA report by a heritage specialist before proceeding with any works.

Kind regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA
Swyddog Rheoli Datblygiad / Development Control Archaeologist
Ymddiriedolaeth Archaeolegol Clwyd-Powys / Clwyd-Powys Archaeological Trust

<http://www.cpat.org.uk>

Ffôn / Tel: +44 (0)1938 553670

Ffôn / Tel: +44 (0)7496 984393

E-bost / E-mail: neil.bayliss@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Y Trallwng, SY21 8RP.
Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig ClfA.

Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP.

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