

From: [Neil Bayliss](#)
To: [planning](#)
Subject: FAO: SB RE: P/2023/0724 at Erbistock Village Hall, Erbistock
Date: 09 November 2023 12:02:20
Attachments: [Oct 23 - CPAT - House holders guide.pdf](#)
[Oct 23 - CPAT - Level 2 Historic Building Survey.pdf](#)
[Oct 23 - CPAT - Contractors Information.pdf](#)

Good afternoon,

Regarding the planning application referenced above.

Information held within the Regional Historic Environment Record (HER) indicates that the Village Hall, was originally the school building for Erbistock. First shown on the 2nd edition Ordnance Survey mapping of the late 19th century and of at least vernacular and local historical interest. The conversion will inevitably involve the loss of some of the original building material and fixtures, and therefore we would recommend that an appropriate level of archaeological building recording is completed to chronicle the building in its current form prior to these alterations. In this case we would advise that a **Level 2 historic building survey** is completed in accordance with the Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below.

The **Level 2 survey** would include a detailed photographic survey, written descriptive survey, phased plans of the building's development and a measured survey using annotated architects plans where these are available, or a new survey where architects plans are not of sufficient detail.

Level 2 Building Recording

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 2 building survey, to allow an adequate analytical record of the building to be made prior to alteration.

*No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a **written scheme of investigation** which has been submitted and approved in writing by the local planning authority. **The survey will be completed by a professional archaeological contractor.***

*The programme of building analysis and recording must meet the standards laid down by the **Chartered Institute for Archaeologists** in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.*

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT

HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason: To allow an adequate analytical record of the building to be made, before alteration, to ensure that the buildings origins, use, and development are understood and the key features, character and state of preservation are recorded.

I have attached a brief for the **Level 2 survey** and guidance on sources of **archaeological contractors** who may wish to tender for this work. The chosen archaeological contractor will need to submit a **WSI (written scheme of investigation)** document to neil.bayliss@cpat.org.uk for approval before they can commence works on site.

The attached documents should be forwarded to the applicant/agent so that they are fully aware of the requirements.

Please contact me if you wish to discuss this advice or require more information.

Kind regards,

Neil Bayliss

Mr Neil Bayliss BA, PCIfA
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