

From: [Neil Bayliss](#)
To: [planning](#)
Subject: FAO: SJG RE: P/2023/0547 - Barn At, Buck Road, Commonwood, Holt
Date: 24 November 2023 13:58:29
Attachments: [Oct 23 - CPAT - House holders guide.pdf](#)
[Oct 23 - CPAT - Photographic Survey Guidance.pdf](#)
[Oct 23 - CPAT - Contractors Information.pdf](#)

Good afternoon,

Regarding the application referenced above.

Information held within the Regional Historic Environment Record indicates that the building to be converted is shown on the 1st edition Ordnance Survey Mapping of the 1870's and an example of Mid-19th century brick-built outbuilding. At present we know little about the building, it is of at least, vernacular, and local interest and the conversion will inevitably alter the original construction fabrics of the building. Therefore, we would recommend that an appropriate level of building recording is completed by an **approved archaeological contractor** to record the building in its current condition prior to the work commencing.

In this case we would advise that a **Photographic 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.

Photographic Survey

Suggested planning condition to facilitate a Photographic Survey of the building, to allow an adequate analytical record of the building to be made prior to conversion.

*No development shall take place until a **Photographic Survey** has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority.*

*The Photographic Survey will be completed by a **professional archaeological contractor** in accordance with the brief, approved WSI and relevant CIFA Standards and Guidance. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust via- neil.bayliss@cpat.org.uk 07496 984393).*

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 secure a detailed photographic record of the original building internally and*

externally prior to conversion.

I have attached a brief for the **photographic 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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