

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 13 April 2022 15:48
To: planning
Subject: [DKIM:INVALID] P/2022/0286 Conversion of barns at Middlewood Farm, Threapwood, Malpas - Photographic Survey
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; Contractors Information.doc; Photographic Survey Guidance.docx

Dear Sir or Madam

Thank you for the consultation on this application.

Information held within the regional Historic Environment Record indicates that the proposed development will alter a range of traditional brick barns of late 18th - 19th century date which are of local architectural interest (PRN 158792). The barns are recorded on the early OS mapping and are at least 150 years old. The proposed conversion will alter the historic layout and some of the historic openings and fabric of the barns.

In accordance with Planning Policy Wales (Feb 2021) and TAN 24 (May 2017) I would therefore recommend that the applicant is required to engage an archaeological contractor to complete a Photographic Survey before development commences, in order to preserve a record of this building in its current form. To facilitate this, I would ask that an appropriate planning condition is attached to any permission granted, and I include below a suggested condition which you may wish to consider using:

Suggested planning condition to facilitate a Photographic Survey of the building prior to development

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 (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the resulting report should be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and full digital archive must also be sent to the National Monuments Record, RCAHMW, Aberystwyth.

Reason: To secure a detailed photographic record of the original building/s internally and externally prior to alteration/conversion/demolition or extension

I have attached a guidance note on completing photo surveys together with information on sources of archaeological contractors who would be able to complete the survey on behalf of the applicant. **All of the**

attached documents and a copy of this email must be forwarded to the applicant/agent so that they are fully aware of the requirements and procedures.

Please contact me if you wish to discuss this advice further.

Kind regards

Mark Walters

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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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Please note that I do not work Fridays