

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 09 September 2021 15:14
To: planning
Subject: [DKIM:INVALID] P/2021/0828 Demolition of outbuilding & erection of extension at Pharmacy House, 18 High Street, Overton - Level 2 Photographic Survey and Archaeological Watching Brief
Attachments: Contractors Information.doc; Archaeological Watching Brief.docx; Level 2 Historic Building Survey.docx; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Dear Sir or Madam

Thank you for the consultation on this application.

The proposed demolition will remove a 19th century brick extension at the rear of the listed Pharmacy House building and while not of as high status as the architecture of the main structure, it is nevertheless part of the overall history of the development of the building and would be classed as curtilage listed. The Built Heritage Conservation Officer will therefore need to be consulted on this application.

If the demolition is permitted the outbuilding will need to be photographed and described by an archaeological contractor as part of a Level 2 historic building survey and in accordance with guidance in Tan 24 (May 2017) and Planning Policy Wales (Feb 2021). A suitable condition is supplied below.

In addition, the new outbuilding to the rear will lie within the medieval historic core of Overton and to the rear of a street frontage which is known to have been part of the medieval and post medieval layout of the village. Similar rear plots in Overton have been shown to retain well preserved medieval archaeology related to rear garden layouts, refuse pits, burgage property boundaries, light industrial usage and former timber framed buildings along with artefacts spanning all periods of use. There is at least a moderate potential for unrecorded medieval and later archaeology being revealed in any new foundation or service trenches here. An appropriate level of archaeological monitoring of the initial ground works is therefore recommended and a watching brief condition is supplied below.

1) Condition for a Level 2 Historic Building Survey of the extension to be demolished:

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.

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 and digital archive 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 whole project archive should also be sent to the National Monuments Record, RCAHMW, Aberystwyth

2) Condition for an archaeological Watching Brief on the foundations of the new outbuilding:

The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

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

I have included a brief for these separate works and guidance on sources of archaeological contractors as well as general planning archaeology guidance. Please forward all of these on to the applicants so that they are aware of the requirements.

The successful archaeological contractor will need to forward a written scheme of investigation (WSI) document in response, and we would need to approve this document before archaeological recording can commence.

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

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