

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 03 August 2021 15:28
To: planning
Subject: [DKIM:INVALID] P/2021/0654 Ty Mawr, Pontfadog - Conversion of barns to holiday lets - Level 2 Historic Building Record
Attachments: Contractors Information.doc; 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 conversion will impact a late 18th - 19th c. traditional stone and brick barn recorded as HER PRN 148630 . There is currently no detailed record of this building which retains features of architectural interest relating to the agricultural history of the farm. As the modernisation of the building for domestic use will inevitably result in some loss of the original function, layout, fabric, fixtures and fittings of this building an appropriate level of archaeological recording is required.

We would therefore recommend that a Level 2 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 be completed by an archaeological contractor and should include a detailed photographic survey, written descriptive survey, phased plans of building 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.

The condition in this case would be:

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 2 building survey, in order to allow an adequate analytical record of the buildings 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.

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

Reason:

To allow an adequate analytical record of the buildings to be made, before they are converted or demolished, to ensure that the buildings origins, use and development are understood and the main 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 me for approval before they can commence works on site. Please forward all attached documents and this advice to the applicant.

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

Kind regards

Mark Walters

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Please note that I do not work Fridays