

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 02 November 2021 15:11
To: planning
Subject: [DKIM:INVALID] P/2021/0993 Conversion of barn to dwelling at Oddi Ar Y Twmpath, Garth, Glyn Ceiriog - Level 1 Historic Building Survey (Photographic)
Attachments: ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf; Contractors Information.doc; Photographic Survey Guidance - Level 1.docx

Dear Sir or Madam

Thank you for the consultation on this application.

This barn is recorded on the regional Historic Environment Record as PRN 147584 (Oddi ar y Twmpath farm building). The plans and bat survey report photos submitted indicate that the proposed conversion will impact a good quality example of a traditional 18th - 19th century stone barn which retains a lot of original local vernacular features and is of local architectural and historical interest. While the proposed conversion appears largely sympathetic it will inevitably result in some loss to the original layout and fabric of the building to modernise it.

It would be unfortunate if the structure is converted without an adequate record of its current form and layout being retained. I would therefore ask that the applicant is required to commission a Level 1 Photographic Survey before development commences, in order to preserve a record of this building. This recommendation is made in accordance with TAN 24 (May 2017). 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 prior to development:

Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The photographic survey will be completed by an archaeological contractor. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, SY21 8RP. Email: mark.walters@cpat.org.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, SY21 8RP for inclusion in the regional Historic Environment Record and to the National Monuments Record, RCAHMW.

Reason: To secure a full photographic record of the original buildings prior to alteration, conversion or demolition.

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. These documents should be forwarded to the applicant so that they are fully informed of the process.

Kind regards

Mark Walters

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670/552035 Mobile: 07736 163148

E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, Y Swyddfeydd, Coed y Dinas, Welshpool, SY21 8RP,
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