

AnnS Jones

From: Philip Forster
Sent: 11 June 2018 11:21
To: planning_admin
Subject: FW: P/2018/0434 Demolition of Erwallo Uchaf, Dolywern, Pontfadog and erection of a Replacement Dwelling - Objection

Consultation response

From: Mark Walters [<mailto:mark.walters@cpat.org.uk>]
Sent: 11 June 2018 11:10
To: Philip Forster; planning; Anna Irwin
Subject: P/2018/0434 Demolition of Erwallo Uchaf, Dolywern, Pontfadog and erection of a Replacement Dwelling - Objection

Dear Philip

Thank you for the consultation on this replacement dwelling application.

The buildings here are not currently recorded on the Historic Environment Record, but they do appear on the RCAHMW National Monuments Record as NPRN 35496 (Tyn Y Rhos Post Medieval House).

Due to the lack of information about these buildings in the pre-application information submitted a Level 3 archaeological study of the buildings was recommended. The report by Archaeology Wales concludes that the buildings are of local and regional architectural significance and represent a post-medieval barn and house which retain a number of characteristic elements despite the recent modern conversion attempt. The buildings also have the potential, in their earliest simple rectangular form, to have a late medieval origin.

As the buildings are of local and regional architectural significance they do not meet the requirement for demolition in accordance with UDP Policy H10 (b) which states that development may be permitted only where *"the existing dwelling is not of architectural or historic interest"*. The buildings clearly are of architectural and historic interest as stated in the Archaeology Wales report.

In addition under UDP Policy EC 11 the buildings represent an archaeological site where preservation is considered to be justified after further investigation (the Level 3 study) has been completed.

We would therefore wish to formally object to the demolition and replacement of this dwelling. We would encourage the owner to incorporate the historic structure within any new development proposal and retain all surviving characteristic elements.

Kind regards

Mark Walters

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