

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 13 April 2021 13:24
To: planning
Subject: [DKIM:INVALID] P/2021/0272/LBC and P/2021/0269/FUL Rear extension at Woodbank Cottage, Pontcysyllte, Llangollen - Heritage Impact Assessment
Attachments: Cadw Conservation Principles 2011.pdf; Heritage Impact Assessment in Wales.pdf; Managing Change to Listed Buildings in Wales May 2017.pdf; Contractors Information.doc

Dear Sir or Madam

We noted these applications for Full and Listed Building Consent in relation to a proposed extension and alterations at the above listed property which lies within the Pontcysyllte World Heritage Site.

All listed building consent applications must now be accompanied by a Heritage Impact Assessment (HIA) and resulting Heritage Impact Statement (HIS) in support of the application where alterations or extensions result in change to the character, fabric and setting of the building. This requirement is stated in Planning Policy Wales (Feb 2021) and Tan 24 (May 2017). The assessment must be completed by a heritage professional with a background in historic building assessment. The applicant will therefore need to engage a specialist to complete the assessment and the relevant Cadw Best Practice Guidance is attached which should be forwarded to the applicant/agent.

We would wish to be consulted again on the LBC application when the HIA/HIS report is submitted.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swydddog Rheoli Datblygiad

Please note that our office is closed due to the coronavirus situation and I am working from home

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Please note that I do not work Fridays