

Susan Davies

From: Mark Walters <Mark@cpat.org.uk>
Sent: 30 January 2017 10:29
To: planning_admin
Subject: P/2017/0025 Pont Y Meibion Barn and Granary, Llanarmon Road, Tregeiriog - Level 2 buildings survey
Attachments: Contractors List 2017.pdf

Dear Sir or Madam

Thank you for the consultation on this application.

Information held within the Historic Environment Record indicates that the proposed barn and granary conversion will impact the Grade II listed barn and the granary structure which is within the listed curtilage. The Built Heritage Conservation Officer should be consulted for their specialist input on the treatment of the original fabric and layout of the buildings. There appears to be no satisfactory Heritage Impact Assessment accompanying this application and the proposed plans indicate that there will be some significant changes to the external elevations in particular with original openings blocked up or widened and some new openings introduced. The barn structure appears to be potentially 17th century in origin and includes timber-framed elements and original openings.

We would therefore recommend that the applicant is required to complete the equivalent of an English Heritage Level 2 (Historic England, Understanding Historic Buildings, 2006) building study of the former barn and granary buildings in accordance with Planning Policy Wales, Chapter 6, Circular 61/96 Planning and the Historic Environment: Archaeology and the relevant local planning policies relating to the historic environment.

In this case the condition would be:

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an English Heritage 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 English Heritage Level 2 (Understanding Historic Buildings, 2006) building survey, has been secured and implemented, in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority. 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 (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@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.

Reason:

To allow an adequate analytical record of the buildings to be made, before they are altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

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

I have attached an advisory list of archaeological contractors who may wish to tender for the recording work and this should be forwarded to the applicants for information.

King regards

Mark Walters

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

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Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays