

AnnS Jones

From: Mark Walters <Mark@cpat.org.uk>
Sent: 30 November 2015 13:45
To: planning_admin
Cc: Anna Irwin
Subject: P/2015/0868 LBC for Window Insertion and Demolition of Outbuildings at Cornish Hall, Wrexham Road, Holt - Level 3 Building Survey

Dear Sir or Madam

Thank you for the consultation on this application.

Information supplied in the application indicates that an original timber mullioned and transom window has been found in situ in the porch structure. Naturally as part of the original historic fabric of the house we would much prefer to see this feature retained as it contributes to the visual understanding of the changing form and layout of the house over time. The Built Heritage Conservation Officer must be consulted on this proposal for their specialist input on the appropriate treatment of the original window and any other adjacent timber framed elements revealed inside the building.

If the window does have to be removed, and this action is agreed with the Built Heritage Conservation Officer, then we would recommend that the window and any other adjacent timber framing revealed under the render is archaeologically recorded in accordance with an English Heritage Level 3 (EH, Understanding Historic Buildings, 2006) specification and the condition supplied below. We would not agree to the applicants recording this window themselves because archaeological recording standards need to be maintained in this case and the archive and report will need to be deposited at appropriate locations (CPAT HER and RCAHMW National Monuments Record).

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 3 building survey, in order to allow an adequate analytical record of the building 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 3 (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 building to be made, before it is 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.

Regards

Mark Walters

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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

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