

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 07 July 2021 14:35
To: planning
Subject: [DKIM:INVALID] P/2021/0604 Conversion of barn at Lower Farm, Bowling Bank - Level 1 Photographic Survey
Attachments: Photographic Survey Guidance.docx; Contractors Information.doc; ARCHAEOLOGY AND PLANNING IN WALES 8 MARCH 2021.pdf

Dear Sir or Madam

Thank you for consultation on this application.

The building proposed for conversion is a former traditional brick barn/store of 19th century date which is not recorded on the Historic Environment Record. The building retains an original layout with internal and external features that are of local architectural and historical interest. It would be unfortunate if this building is now permanently converted before an adequate record of its current historic form is retained.

I would therefore ask that the applicant is required to commission a Level 1 Photographic Survey before demolition commences to preserve a record of this building in its current form. This recommendation is made in accordance with TAN 24 (May 2017) and Planning Policy Wales (Feb 2021). 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 Level 1 Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing buildings has been commissioned by the applicant 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). 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, Aberystwyth.

Reason: To secure a full photographic record of the 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

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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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Registered Organisation No 6.

Please note that I do not work Fridays