Ellie Jones

From: Neil Bayliss <Neil.Bayliss@heneb.org.uk>
Sent: 17 December 2025 14:53
To: Sharon Holman; planning
Cc: DanielW Jones
Subject: FAO: Sharon Holman RE: P/2025/0907;P/2025/0921 at CROXTON FARM - HANMER
Attachments: Heneb Clwyd-Powys March 2025 - Level 2 HBR.pdf; Heneb Clwyd-Powys March 2025 Registered Contractors.pdf

Good afternoon, Sharon,

Regarding the application referenced above.

Information held within the Regional Historic Environment Record (HER) and provided by the applicant indicates the conversion will alter the outbuildings at Croxton Farm, Hanmer, structures shown on the Mid-19th century Tithe Map of the area. There is currently little information on the buildings and prior to their conversion an appropriate level of building recording should be completed before work commences. The modern building running roughly N-S at the east end of the buildings would not require recording.

In this case we would advise that a **Level 2 historic building survey** is completed in accordance with the Planning Policy Wales (Feb 2024) and TAN 24 (May 2017) guidance, and an appropriate condition is supplied below. Due to the nearby Grade II listed Croxton Farmhouse (LB no. 86935), the built heritage conservation officer should be consulted regarding the application.

The **Level 2 survey** would include a detailed photographic survey, written descriptive survey, phased plans of the buildings development and a measured survey using annotated architects plans where these are available, or a new survey where architects plans are not of sufficient detail.

Level 2 Building Recording

Suggested planning condition to facilitate a programme of historic building recording, the equivalent of an Historic England Level 2 building survey, in order to allow an adequate analytical record of the buildings to be made prior to alteration.

Prior to the commencement of works a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, shall be secured and implemented. This shall be in accordance with a written scheme of investigation which has been submitted by a qualified and competent expert, experienced in understanding historic buildings, and approved in writing by the local planning authority.

The programme of building analysis and recording will be completed in line with the written scheme of investigation discharged as part of the condition. The recording report shall be completed by a competent expert, experienced in understanding historic buildings, and 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 Planning Archaeologist, Heneb: Clwyd Powys Archaeology (The Offices, Coed y Dinas, Welshpool, SY21 8RP). After approval by the Local Planning Authority project data must be submitted and approved for

inclusion in the Heneb: Clwyd Powys Archaeology Historic Environment Record. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

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.*

I have attached a brief for the Level 2 survey and guidance on sources of archaeological contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit a WSI (written scheme of investigation) document to neil.bayliss@heneb.org.uk for approval before they can commence works on site.

The attached documents should be forwarded to the applicant/agent so that they are fully aware of the requirements.

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

Heneb

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Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

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