

Planning, Regeneration and Regulatory Services Web Query V3 Enquiry

From :
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04/12/2018 10:27

To : "planning@denbighshire.gov.uk" <planning@denbighshire.gov.uk>
CC: :

Subject : 20/2018/1142 Llidiart Fawr, Pentre Celyn - Level 3 Building Survey

Dear Denise

Thank you for the consultation on this demolition and replacement dwelling application.

The building proposed for demolition is not recorded within the Historic Environment Record. The structural survey indicates that the older core of the building (rooms G4 and G5 and rooms and roof space above) retains some partial and badly rotted timber framing in a partition and the remains of a cruck frame in the room above. This building could therefore have a 16th – 17th century origin and will need to be recorded in detail before it is demolished.

The building is therefore of local and regional architectural interest. The demolition of this structure will completely remove the historic asset and we would recommend a condition for a Level 3 survey prior to demolition commencing so that a detailed record can be preserved. The level 3 record would include a desktop study, photographic survey, descriptive survey and a measured survey. This recommendation is made in accordance with TAN 24 (May 2017)

The appropriate condition would be:

Suggested planning condition to facilitate a program of historic building recording, the equivalent of an English Heritage Level 3 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 3 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and 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.

A brief for the Level 3 survey is attached along with a list of sources of archaeological contractors. Please pass these on to the applicant so that they are fully informed of the requirements.

Kind 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