

## Planning, Taxi Licensing and Rights of Way Committee Report

### UPDATE REPORT

**Application No:** P/2016/1132                      **Grid Ref:** 309445.76 244645.34

**Community Council:** Painscastle                      **Valid Date:** 02/11/2016      **Officer:** Tamsin Law

**Applicant:** Mr & Mrs B Pugh Llandeilo Graban Cwrt-y-Gribbin Builth Wells LD2 3UQ

**Location:** Church House Farm Llandeilo Graban Builth Wells LD2 3YJ

**Proposal:** Reinstatement of a former dwelling to residential use, installation of septic tank, formation of vehicular access, change of use of agricultural land to form residential curtilage and all associated works

**Application Type:** Application for Full Planning Permission

### The reason for update

Further correspondence has been received from the Built Heritage Officer.

### Consultee Response

Built Heritage Officer

Thank you for consulting me on the above application.

I note the proposal is close to a number of designated heritage assets namely;

#### Listed Buildings

Church to St Teilo grade II\* Cadw ID 8767 included on the statutory list on 18/09/1960  
Telephone box at Churchyard Wall Cadw ID 15905 included on the list on 09/03/1995

In addition the application site is included on the Historic Environment Record;

PRN 138396 – Church House Farm – post medieval farm building  
PRN 138397 – Church House Farm – post medieval farm building  
PRN 138398 – Church House Farm – post medieval farm building  
PRN 138399 – Church House Farm – post medieval farm building

Recent Guidance Historic Records in Wales issued by Cadw ISBN 978 1 4734 8710 9 on 21 April which came into effect on 31 May 2017 and from that date, this authority must have regard for the guidance in the discharge of its functions. The guidance advises in Paragraph 4.3 that the historic environment records are key sources of information that should be used

to support the planning process, including the determination of planning applications. The information held in the historic environment records supports a proper consideration of the impact of a proposal on the historic environment, including advice on schemes to avoid or mitigate any adverse impacts.

TAN 24 advises (section 1.10) that Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) were published in 2011 and provide the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. Conservation Principles should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process.

There are six principles.

1. Historic assets will be managed to sustain their values.
2. Understanding the significance of historic assets is vital.
3. The historic environment is a shared resource.
4. Everyone will be able to participate in sustaining the historic environment.
5. Decisions about change must be reasonable, transparent and consistent.
6. Documenting and learning from decisions is essential.

Applicants and other organisations are strongly encouraged to make use of these Conservation Principles when considering development proposals and other works to historic assets. It is important for those responsible to understand the heritage values and assess the significance of the historic assets that will be affected.

There are four heritage values which need to be understood before the significance of the asset can be assessed.

- Evidential value
- Historical value
- Aesthetic value
- Communal value

#### Evidential value

This derives from those elements of an historic asset that can provide evidence about past human activity.

The building in question has lost its chimneys and as such could be easily mistaken for a barn. However the interior details evidence of habitation as detailed in the Archaeological Report submitted with the application Report 1572 by Archaeology Wales.

#### Historical value

Llandeilo Graban is a small church settlement centred around the church. However the CPAT report on historic settlements suggests that the field system to the west of the church may indicate medieval open field agricultural system.

#### Aesthetic value

The grouping of the buildings around the church is very attractive and the proximity of the application site to the church contributes towards the setting of this grade II\* building.

### Communal value

The third principle contained within Conservation Principles is that heritage assets are a shared resource, valued by people as part of their cultural and natural heritage, and gives distinctiveness, meaning and quality to the places where we live providing a sense of continuity and a source of identity. The Conservation Principles identify heritage assets as having the potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity will be diminished. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment.

Cadw have prepared guidance on the setting of all historic assets which came into force on 31 May. In addition to advice on how to assess the visual setting of listed buildings, advice on less tangible elements, including sensory perceptions such as noise and smell are included in the guidance.

This document outlines the principles used to assess the potential impact of development or land management proposals on the settings of all heritage assets but is not intended to cover the impact on the setting of the historic environment at a landscape scale.

The document advises that “Setting is the surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.....The setting of a historic asset is not fixed and can change through time as the asset and its surroundings evolve. These changes may have a negative impact on the significance of an asset; for example, the loss of the surrounding physical elements that allow an asset to be understood, or the introduction of an adjacent new development that has a major visual impact. But changes can also have a positive impact that may enhance the setting, such as the removal of traffic from part of a historic town, or the opening up of views, or the return of a sense of enclosure to sites where it has been lost”

The document provides advice on how to assess the setting

This section outlines the general principles that both assessors and decision makers should consider when assessing the impact of a proposed change or development on the setting of historic assets. There are four stages.

Stage 1: Identify the historic assets that might be affected by a proposed change or development and their significance.

Stage 2: Define and analyse the settings to understand how they contribute to the ways in which the historic assets are understood, appreciated and experienced.

Stage 3: Evaluate the potential impact of a proposed change or development on those settings.

Stage 4: Consider options to mitigate the potential impact of a proposed change or development on those settings.

The heritage assets have been identified above;

The application site is in close proximity to the grade II\* listed church and contributes greatly to its setting particularly when viewed from the approach road to the south. The building has been last used as a barn and from the exterior appears barn like. The building is well maintained for its use.

The proposal relates to the conversion of this building to bring it back into habitable use. The existing openings are to be retained reflecting its original use. The scheme has been well thought out and it is considered that its reuse as a house would not affect the setting of this listed building and could even enhance the setting of the listed church. I note the proposed materials to be used.

It would have been preferable if chimneys could have been reintroduced to the property to illustrate its original use as opposed to a barn conversion.

The reinstatement of this building as a dwelling is supported.

### **Officer Appraisal**

In light of the above comments received from the Built Heritage Officer and that no objection is offered, it is considered that the proposed development would not have a detrimental impact on the nearby Listed Buildings and as such is in accordance with policy ENV 14 and TAN 24.

### **RECOMMENDATION**

In light of the above the applications is considered to be acceptable and is recommended for approval subject to the conditions outlined in the main report.

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