



Ms Nanette Brown
Shropshire Council (Planning Central)
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

Direct Dial: 0121 625 6820

Our ref: P01346690

12 January 2021

Dear Ms Brown

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**POST OFFICE COTTAGE, WROXETER, SHREWSBURY, SHROPSHIRE, SY5 6PH
Application No. 20/052353/FUL**

Thank you for your letter of 6 January 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The application is within a scheduled ancient monument, Wroxeter Roman City, National Heritage List for England ref: P 1003705. Wroxeter was the fourth largest Roman City in Britain and is an area of exceptional archaeological sensitivity.

All works (as defined by the 1979 Ancient Monuments and Archaeological Areas Act) require scheduled monument consent. There is no reference to the archaeological sensitivity of the area within the application. Further information about scheduled monuments and the law can be accessed via these links.

Scheduled monuments - a guide for owners and occupiers;

<https://historicengland.org.uk/images-books/publications/scheduled-monuments-guide-for-owners-and-occupiers/>

More information about scheduled monuments can be found here;

<https://historicengland.org.uk/advice/planning/consents/smc/>

Planning Permission, as well as scheduled monument consent, is required. In this case we recommend that the principle of scheduled monument consent is considered first. To inform consideration of scheduled monument consent and also planning permission we recommend that a Heritage Impact Assessment is undertaken, as recommended by the NPPF Paragraph 189.



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Telephone 0121 625 6888
HistoricEngland.org.uk





I recommend that the applicant contacts Historic England so that we can discuss next steps.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of Section 16 of the NPPF and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Bill Klemperer

Bill Klemperer

Principal Inspector of Ancient Monuments

E-mail: bill.klemperer@HistoricEngland.org.uk

cc:



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