

**BEACH HOUSE, STATION ROAD, ABERDOVEY, GWYNEDD, LL35 0RT**

2<sup>nd</sup> June 2021.

Your Refs: 21/0874/LBC and 21/0873/HH.

Ms. Louise Williams,  
Planning Technician,  
Powys County Council,  
County Hall,  
Spa Road East,  
LLANDRINDOD WELLS,  
Powys. LD1 5LG

Dear Ms. Williams,

**Article 8(3A) or 23(5)**  
**Town and Country Planning Act 1990**  
**Town and Country Planning (Development Management Procedure) (Wales) Order**  
**2012**

**Site Address:** 27 Church Place, Penrallt Street, Machynlleth, SY20 8AG

I refer to your telephone conversation with my husband, Keith Price, on 26<sup>th</sup> May 2021 and your emails dated 25<sup>th</sup> May 2021. My responses are as follows:

1. **Question 4 of Planning Application:** the application is to retain the works already undertaken, which is the replacement of the roof over 27 Church Place, Machynlleth.

The original tiled roof had failed and had been grouted. As it was still leaking (shown by stains on the interior walls and ceiling in 27 Church Place), it was replaced in 2004 as follows:

- a) Roof was replaced with Welsh slate;
  - b) The coursing was 200mm;
  - c) Copper nails were used;
  - d) Treated roof battens were used;
  - e) Breathable felt was used.
2. I enclose a new location plan for the "application" site correctly coloured, showing the property outlined in red.
  3. There is no plan of the roof, but I enclose a photograph of the property with the part of the roof belonging to Church Place outlined in red. There was no chimney on the roof of 27 Church Place when it was re-roofed in 2004; neither was there a chimney on the roof of 27 Church Place in 1990 when the original listing of the building was prepared by Cadw. The chimney described in the original listing belonged to 25 Penrallt Street, which is not in my ownership.



4. **Heritage Impact Assessment:** had the roof been left with water leaking through the grouting, it would have resulted in the whole fabric of 27 Church Place gradually deteriorating.
5. I consider that the roof is now in the same visual condition that it was when it was originally built approximately 200 years ago with a Welsh slate roof. It had obviously been grouted to stop it leaking, but eventually, the grouting had failed. Therefore the complete re-roofing in 2004 has secured the fabric of the building for another 50-100 years without altering the visual aspect of the property in any way and has therefore helped to preserve the property in its listed condition.

Thank you for your guidance with this application and I hope that the above information satisfactorily answers your queries. We look forward to hearing from you further.

Yours sincerely,

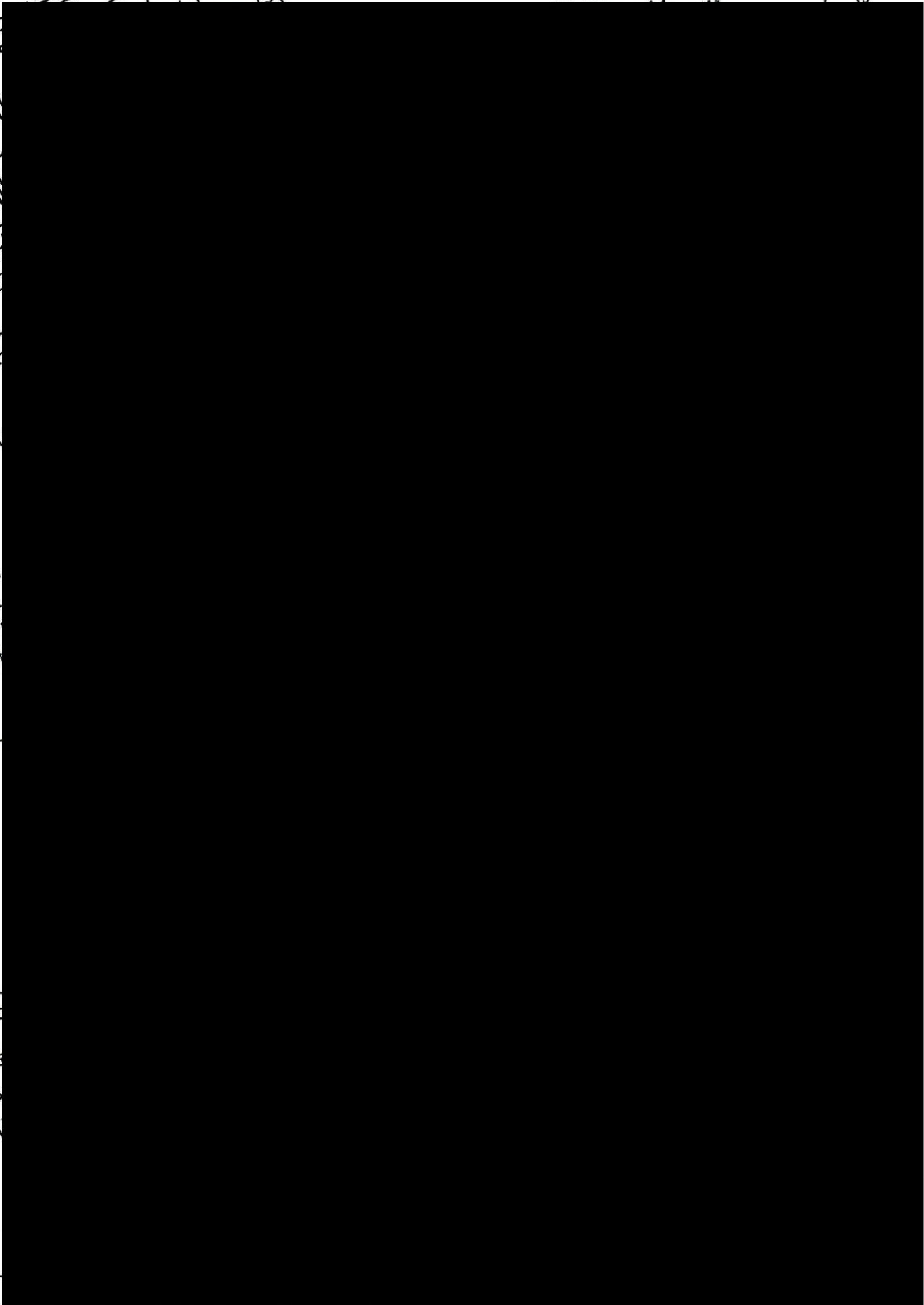


**JANET C. PRICE.**

Encs:            Plan of Machynlleth area surrounding St. Peter's Church with application site outlined in red;  
                    Photograph showing outline of roof of 27 Church Place.

6117  
1.224ha

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