

# Heritage Impact Assessment

**Erection of an extension, internal and external alterations,  
erection of boundary gates and railings and all associated  
works**



**Cwm Gwyn, Llanbrynmair, Powys SY19 7DY**

**Our Ref: U064**

**Date: August 2021**



**29 Broad Street  
Newtown  
Powys  
SY16 2BQ**

## **SUMMARY**

### **Proposal**

Erection of an extension, internal and external alterations, erection of boundary gates and railings and all associated works.

### **Location**

Cwm Gwyn, Llanbrynmair, Powys SY19 7DY

### **Date**

August 2021

### **Project**

U064

### **Client**

Stewart and Rachel Roberts  
Pandy Rhos  
Llanbrynmair  
Powys  
SY19 7DY

### **Planning authority**

Powys County Council

### **Statement prepared by**

Hughes Architects  
29 Broad Street  
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## **SUMMARY**

### **Section 1**

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### **Section 2**

Proposed Objectives

### **Section 3**

Heritage Impact Statement

### **Section 4**

Access

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1. Copies of pre-application responses from PCC Planning Department and Debra Lewis.

## 1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been designed to support a new application as well as Listed Building Consent application for the works at the above address. A planning application (reference 19/0481/HH) and LBC application (reference 19/0482/LBC) were made to the Local Planning Authority (LPA) on 19/03/2019 but were subsequently withdrawn on 06/01/2021. That LBC application was supported by an HIA, but this document supersedes that.
- 1.2 This Heritage Impact Assessment (HIA) has been designed to accompany an application for a planning application with Listed Building Consent in accordance with the requirements of article 8 (3a) or 23 (s) Town and Country Planning Act 1990, Town and Country Planning (Development Management Procedure) Wales (Order 2012).
- 1.3 In the preparation of this HIA, we have considered CADWs conservation principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) to achieve high-quality sensitive change using the principals of good design. We have also used Planning Policy Wales Technical Advice Note 24 (TAN 24) the historical environment to shape our proposals. We have used this HIA as part of our decision-making process. Within this document, we show how we have understood the historic asset and its significance. We then have developed this into a proposal to reflect our client's brief and assess the potential impact of proposed changes within the context of the host building.
- 1.4 As noted above, a planning application as well as LBC was made to the LPA, which was subsequently withdrawn on 06/01/2021. Since that time, a pre-application submission was made to the LPA as well as to Cadw on 10/05/2021. A full copy of the response from the LPA and the Built Heritage Officer (informed by comments from Cadw as well) is included at Appendix 1. The comments gleaned from the consideration of the planning application, LBC and pre-application submission has informed the design of this HIA.
- 1.5 Cwm Gwyn is listed as a Designated Heritage Asset with ID reference 18136. It is Grade II Listed and its date of designation was 31 January 1997.
- 1.6 Its broad class is domestic, and the listing is recorded as follows. "Exterior cottage of circa 1860. Rubble with slate roof. Two storeys, two bays. Symmetrical with central entrance, set within a gabled timber porch, having glazing and yellow-stain corners. Iron lozenge – pattern glazing on both floors with blue brick segmental heads. Gable stacks. At the north-west end there is a lean-to with a boarded door, 20th century window, and fretted bargeboards."
- 1.7 The reason for designation is that it has been "included as good example of a picturesque style cottage with distinctive detail of the early Victorian period, prominently sited overlooking the hamlet." The location of the dwelling is "on a bank, overlooking the Avon Rhiwsaeson at the centre of the small hamlet at Pandy.
- 1.8 The site benefits from several planning approvals, one of which was prior to the formal listing of the property in 1997. We list below the planning applications pertinent to this site:
  - M25891 – Extension. Conditional consent granted 18/12/95.
  - M/2006/0351 LBC – Removal of internal chimney breast and fireplace. Approved 23/06/06.

- 19/0481/HH - Demolition of part of the dwelling, erection of an extension, excavation of land and all associated works (part retrospective). Withdrawn 06/01/21.
- 19/0482/LBC- Demolition of part of the dwelling, erection of an extension, internal and external alterations, erection of boundary gates and railings and all associated works (part retrospective). Withdrawn 06/01/21.

1.9 Application M25891 was implemented, as was M/2006/0351. We enclose in the Appendix to this document photos and plans evidencing this fact.

1.10 It is apparent that the works in 1995 were carried out prior to the listing of the property. That of the removal of the internal chimney breast and fireplace was carried out in the knowledge that the building was Listed.

1.11 It is acknowledged that certain unauthorised works have been carried out on the dwelling, and it is the intention of this application and HIA to make this good. This remedial work is captured within this document, as well as the supporting drawings.

1.12 This asset is part of the historic environment which is central to Wales' cultural heritage and sense of identity. It is a resource that shall need to be cherished and protected for future generations. Protection, however, need not prevent change which can increase the long-term sustainability and economic viability of historic assets. Positive, well-designed change can bring improvements to an understanding and appreciation of the historic environment, as well as social and economic benefits through increased regeneration and tourism.

1.13 Change can include repair, renewal, restoration and reconstruction, new work or alteration and demolition.

1.14 This HIA follows the template and guidance from Welsh Government and CADW. It includes the following:

Part 2. A description of the proposed works including design principles and concepts in the form of Proposed Objectives;

Part 3. A matrix examining the summary of heritage impacts in the form of a Heritage Impact Statement (HIS); and

Part 4. An Access Statement in accordance with the Equality Act 2010 which has been developed with advice from documents overcoming the barriers: providing physical access to historic buildings.

## 2.0 Proposed Objectives

- 2.1 In accordance with Welsh Government and CADW guidance, this part of the HIA explains what the proposed works are intended to achieve and why they are considered desirable or necessary.
- 2.2 There are two objectives to this application, and the first one of which is to make good unauthorised works previously carried out. The second one of which is to provide additional accommodation on the ground floor as part of the need to provide living space commensurate with modern standards. There are minor works proposed to the first floor, but the emphasis is on improving the ground floor layout.
- 2.3 The unauthorised works have been confirmed by the BHO as being:
1. A corner staircase to the living room.
  2. The partition between the living and dining room.
  3. The partition between bedroom 1 and bedroom 2.

The original items have been removed and it is the intention to reinstate. Full details of the remedial work is included within the drawing pack supporting this application.

- 2.4 In terms of the architectural significance of the building, it has been agreed that the original 1860s cottage is of High Significance, whilst that of the 1995 two-storey extension is of Low Significance.
- 2.5 It is not clear from historic photos or documentary evidence provided by the LPA as to the full extent of internal work which was carried out in 1995/1996. Reference was made within the pre-application response from the LPA to the lean-to. Indeed, this is captured within the listing, but it is not clear as to the purpose of this particular part of the building. There is no evidence of drainage in this area, so it is agreed that it was not any form of outside toilet. It is also noted that there is no physical door connection between this particular part of the building and the host house, but ultimately, it does not have the height or volume of a barn, so classification as such is, in our opinion, inconclusive. It is simply a lean-to external space. This particular part of the building has been modified and compromised over some time. It is obvious from a site visit that the front gable of the lean-to has been modified in the last 30 years. There is dressed stone, which is no better than facing garden wall stone, as well as new windows in the front of this building. Within the interior of the space, this is faced with modern breeze block. This work has not been undertaken to a very high standard. This work was undertaken probably around 1995 and way before the applicant bought the property. There is one internal timber truss supporting the roof, and the rear wall has been removed from the lean-to. It is in very poor structural order. The roof is starting to deflect and is likely to collapse shortly. Due to the modifications over time, we are of the opinion therefore that this particular part of the building has low to medium significance.

- 2.6 With the above assessment in mind, we will therefore clarify the extent of the works within the HIA as below. We are mindful of the advice given by the Build Heritage Officer (BHO) in her document dated 16/06/2021 and it is the intention to use this, as well as the Conservation Principles as prepared by Cadw as the basis of our proposal. We reference paragraph 39 of Cadw's Conservation Principles, which advises that "changes which would harm the heritage values of a Historic Asset will be unacceptable unless:
- a. the changes are demonstrably necessary either to make that asset sustainable, or to meet an overriding public policy objective or need; and

- b. there is no reasonably practicable alternative means of doing so without harm; and
- c. that harm has been reduced to the minimum consistent with achieving the objective; and
- d. it has been demonstrated that the predicted benefit decisively outweighs the harm to the values of the asset, considering
  - its comparative significance;
  - the impact on that significance;and • the benefits to the asset itself and/or the wider community or society as a whole

### 3.0 Heritage Impact Statement

Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
Remove existing slates to lean-to store part of the building and set aside for reuse. Remove existing timber softwood joists which have rotted due to continued exposure to the elements and are beyond repair.	For safety reasons, as the roof is structurally unstable. There are no other options.	The roof appears to have been modified over time. The existing timber truss is rudimentary in nature and structurally insufficient. Joist ends have failed and there are no other options open for repair.	Replacement of the roof will make this part of the dwelling watertight for the first time in some considerable time.	Removal of truss from existing building envelope and impact upon existing stonework.	Once the slates have been removed, then the connection of the truss to the main wall will become apparent. From a visual investigation it appears to be connected via a timber bearer with nails so it should be removed with ease.
Undertake works to existing building envelope to lean-to store wall zone. Remove existing modern timber door and 2 no. windows. Remove existing original window and set aside for reuse. Demolish existing cavity wall construction, comprising breeze block and engineering brick, as denoted on drawing 100, to area of low to medium significance. Grub-up	This wall has been particularly poorly constructed and does not tie in with the existing original masonry stone wall. It is not weatherproof or constructed to Building Regulations standard.	The section of wall which is of modern construction shall be removed. It has low significance.	The reconstruction of this wall will ensure that the building envelope is weatherproof and structurally sound. Use of more traditional materials for its reconstruction shall permit the building envelope. To perform more efficiently in the contact of retention of heat and breathability.	The removal of this section of the wall will render the remaining length of wall structurally unsound, unless temporary support is to be installed.	Temporary support of original section of wall to be installed while remedial works are being undertaken. Once in place then making good works as identified on the drawings shall be undertaken.



Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
existing foundations down to level, to support new construction.					
Excavate lean-to store floor construction to down a level to install new insulated limecrete floor.	To make the floor construction weatherproof, and form part of the proposed sustainable building refurbishment strategy. The existing floor comprises little more than earth and demolished building materials, which have been temporarily stored in this location.	There is no existing fabric in this area, save for arisings from previously excavated areas around the building. This area has low significance.	To ensure that the floor zone is weatherproof and breathable as part of the overall building refurbishment strategy.	Potentially undermining the existing wall components to be retained. No underpinning perceived to be necessary. Excavation needs to be done by hand and carefully, so as to prevent undermining the existing building.	Full extent of the excavations to be a condition of any approval, so as to preclude any unnecessary structural or underpinning works.
Removal of existing porch which is beyond structural repair.	The sole plate and connectivity of the porch has caused all timbers at lower level to rot. The existing porch is starting to pull away from the main house and is likely to cause long term damage unless remedial works are carried out.	The existing porch is built off blue/ black semi engineered bricks. It is apparent that the existing porch comprises many modern structural components and it is difficult to establish as to what is original and what is not. Assumed all modern.	To ensure that the porch provides weather protection to the front door and this aesthetic is in keeping with that which has been removed.	Potential damage to existing building envelope, if not removed with care.	Where existing timbers are connected to the main house, these will be removed carefully and where existing lead work is flashed into the main building, this shall be undertaken carefully and set aside for reuse.

Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
Cut out existing floor zone to bedroom 1 around existing trimmers which have been retained and were originally part of the historic staircase.	To reinstate original building features. To remove unauthorised building works.	Original timber trimming joists are still in situ, as are timber joists. These shall be retained and form the re- opening to the original staircase.	To bring back the original building features.	Removal of existing modern joists and floor covering could harm original building features, unless carefully undertaken.	Protection to original building features to be installed when void is being cut out of floor zone.
Removal of existing modern timber partition to existing bathroom.	To reinstate original building features. To remove unauthorised building works.	The partition is modern and is not part of the existing building fabric.	To reinstate the legibility of the original building plan form.	Removal of timber from existing stone wall could damage the building envelope.	This work is to be carried out with care and by hand.
Demolish existing rear wall to 1990s extension, demolish existing timber stud partitions and form new window and door openings in the more modern extension.	To improve the range of spaces within the existing dwelling house, considerable structural interventions are targeted at the more modern additions to the dwelling. This reduces the amount of works required to the original Heritage Asset.	The modern extension is not part of the existing building fabric and has low significance.	With targeted design interventions to the more modern part of the house, this allows the retention and reinstallation of original building features to the original dwelling.	The removal of masonry walls where connected to the original dwelling could damage the existing stonework.	These works to be carried out by hand and carefully so as to prevent damage to stonework. New lintel to be installed to where structure removed. This will need to be carefully dressed into existing stonework. New concrete padstone located 150mm into existing stone wall.
Make opening for new window in existing kitchen to 1995 extension. Make opening for new door in the same location.	To focus design interventions that will have the greatest structural impact in the more modern part of the house which has lower significance. The intention is focus on changing the less significant parts of the building, compared to the more significant,	While the building was listed after it had been extended in the 1990s, the works that were completed are of low standard and have little bearing upon the Heritage Asset. This part of the building has low significance.	By including more structural inventions in this part of the building, it will release the pressure to undertake works on the original part of the building.	Removal of existing parts of the building fabric could impact upon the structural integrity of the hole.	These works are at some distance from the Heritage Asset and any impact is highly unlikely.

Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
	original parts of the building. In doing so, opening up the 1995 extension will allow for the dwelling to be brought up to modern standards.				
Removal of existing internal partitions to ground floor on 1990s extension.	To improve the range of spaces within the exiting dwelling house, considerable structural inventions are targeted at the more modern additions to the dwelling. This reduces the amount of works required to the original Heritage Asset.	These walls are in the more modern part of the dwelling and have low significance.	With targeted design interventions to the more modern part of the house, this allows the retention and reinstallation of original building features to the original dwelling.	The removal of masonry walls or stud walls where connected to the original dwelling could damage the existing stonework of the building envelope to the Heritage Asset.	As these walls are highly likely to be of timber stud, these are likely to be screwed into the existing jointing between stonework of the original building. This will make their removal straightforward. If fixing in excess of this is encountered, then works will be carried out by hand in order to avoid damage to the existing stonework and pointing.
Removal of existing window to lean-to store and set aside for reuse. Glass to be removed and set within new window.	This part of the building has been open to the elements for some time. This means that this window has been exposed both internally as well as externally to moisture ingress. This has caused the timber carcass to the window to fail. It is beyond repair. The existing glazing shall be retained and set within a new window.	While the origins of this window are unknown, it is an attractive building feature. It is set within a less significant part of the building in which considerable remedial works are being carried out. It's retention has been advised, but can only be undertaken within a new window structure.	To retain an existing building feature which has unknown provenance. It is highly likely, however, to have been installed within the more utilitarian lean-to as there was a window needed and such seemed to fill the gap.	To retain the eclectic feel of this particular part of the building, the glazing shall be retained, but within a new window structure. The removal of the glazing will need to be undertaken by hand, in order to prevent damage. It is likely to be incredibly fragile.	All works carried out by hand and by an experienced joiner. The glazing shall be removed from site and set within a new softwood window frame as per the approved drawings, before reinstallation.

Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
Form new building enclosure to proposed new bathroom on footprint of existing lean-to store building. Excavate to form new footings to support timber frame building enclosure. Cavity wall construction faced with stonework in pattern to match existing. Installation of new double glazed slimline timber windows and glazed enclosure. New insulated warm roof construction, faced externally with slates which have been recovered from the existing building.	To make this part of the building weatherproof and form part of the proposed sustainable building refurbishment strategy. The original part of this building in this location is open to the elements and the intention is to reinstate the original building form, together with judicious improvements to form a link between the original building and the lean-to, with the minimum amount of building works.	This is recorded elsewhere in this document with original walls, totalling approximately 50% of that remaining in this area. The existing roof has failed and there is no option, save for its complete replacement. It is the intention to retain as much of the existing stone wall as is practical.	To ensure that this part of the building is weatherproof and breathable, as part of the overall building refurbishment strategy.	Works in this area are considerable and temporary support of the existing stonewall is vital. This is recorded elsewhere.	The reconstruction of the lean-to storage area as a bathroom will bring this particular part of the building back into viable reuse. Previous design options considered greater structural interventions in this area, but through discussions with the Built Heritage Officer as well as Cadw, these have been kept to a minimum and a link between the existing building and proposed bathroom has been designed so as to minimise the work, consistent with achieving the objective.
Extension to the rear of the property to form single-storey extension and extended kitchen area.	To make this part of the building weatherproof and form part of the proposed sustainable building refurbishment strategy. The original part of this building in this location is open to the elements and the intention is to reinstate the original building form, together with judicious improvements to form a link between the original building and the lean-to, with the	This is recorded elsewhere in this document with original walls, totalling approximately 50% of that remaining in this area. The existing roof has failed and there is no option, save for its complete replacement. It is the intention to retain as much of the existing stone wall as is practical.	To ensure that this part of the building is weatherproof and breathable, as part of the overall building refurbishment strategy.	Works in this area are considerable and temporary support of the existing stonewall is vital. This is recorded elsewhere.	The reconstruction of the lean-to storage area as a bathroom will bring this particular part of the building back into viable reuse. Previous design options considered greater structural interventions in this area, but through discussions with the Built Heritage Officer as well as Cadw, these have been kept to a minimum and a link between the existing building and proposed bathroom has been designed so as to

Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
	minimum amount of building works.				minimise the work, consistent with achieving the objective.
Proposed new staircase in the position of the original staircase which was removed.	To reinstate original building features. To remove unauthorised building works.	The existing stair void is still in situ and so its recreating is straightforward. Existing building fabric is modern so its targeted removal is justified. This particular part of the building has low significance due to the more modern works carried out without permission.	To bring back the original building features.	This is recorded elsewhere.	The design of the original staircase has been based on photos provided to us by the Built Heritage Officer and Cadw. These do not provide a complete picture of the staircase which was originally in place, but an assumption has been designed from prior knowledge of similar buildings of this era. A simple softwood staircase has been proposed with a simple timber enclosure with vertical timber panelling. There will be no handrail. The staircase will be enclosed on the ground floor with a timber door and with an additional timber door adjacent, forming storage under the stairs.
Formation of partition between living room and dining room.	To reinstate original building features. To remove unauthorised building works.	The former position of the partition can be seen from a site inspection. Its relocation on the original wall line will reinstate the significant partition in its previous location.	To bring back the original building features.	The partition will need to be connected to the existing stone building envelope within mortar joints. Studs shall be screwed through at infrequent centres to align with mortar joints and to provide structural stability. This will be based on the judgement of the approved contractor and there will be no connection between the	The reconstruction of a timber partition along the original wall line shall recreate the legibility of the original building plan form. While the original partition was probably constructed out of a simple timber stud construction with lath and plaster, bearing in mind the inability to improve the thermal performance of much of the existing building

Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
				timber stud and the stone itself.	fabric, it has been decided to rebuild this partition as an insulated partition, using breathable materials.
Infill existing opening between proposed dining room and new staircase enclosure.	To afford access into bedroom 2 and 3, it is necessary to install a new staircase so as to avoid intrusive construction works within the original building envelope.	There is an existing opening in this area, but its origins are unknown. It is highly likely that the original building may have had an extension on this site in the past. This was the doorway through.	Wirth targeted design interventions to the more modern part of the house, this allows the retention and reinstallation of original building features to the original dwelling.	Damage to the existing building envelope if partition is not installed correctly.	A simple stud partition, set within the recess of the original door opening has been proposed, so as to reinstate the legibility of the original building plan form. Rather than fill in this area with new masonry, it is proposed to make a design feature of this former opening with the minimum amount of building works. The timber stud partition will be secured into the existing building envelope into the joint work, and not to the stonework.
Infill existing first floor deck to where structure had been removed, to form new staircase.	To reinstate building features. To remove unauthorised building works.	The original floor deck has been cut out and it is the intention to reinstate this building feature. The works in this area are of low significance as they are more modern interventions to form a trimmer to the proposed staircase. Note that this staircase is no longer going to be installed, and this is part of the “making-	To bring back original build features.	Potential damage to existing building envelope.	Joists will need to be supported off the existing stonework building enclosure. A timber trimmer shall be fixed adjacent to the existing stone wall with screwed connections only within the pointing. There will be no screw connection into the existing stonework. New joists will then be hung off this bearer and connected back into the existing timber floor deck.

Proposed work	Justification	Significance of existing fabric	Potential Heritage Benefits of work	Potential harmful impact of work	Mitigation strategy
		good” of unauthorised building works.			
Insulation of existing stone walls.	To improve the thermal performance of the dwelling.	The existing stone building envelope is original and the breathability and thermal performance of this vital building component is crucial to the longevity of this building.	With the sympathetic introduction of breathable building materials, this shall ensure that the existing building fabric is retained for another generation.	The substitution of other building products, such as incompatible insulation shall render these proposals null and void.	Fully detailed construction drawings are submitted as part of the application pack. It is vitally important that these are considered as a condition of any approval so as to make sure that building materials as specified, are used in the construction of this project. The use of breathable building materials shall permit the dwelling to be heated and ventilated in a managed and considered manner.
Construct new stone retaining walls to front garden in lieu of existing garden features.	To remove existing non-heritage features from the front garden setting, so as to preserve the visual amenity of the Heritage Asset.	The front garden has been adapted and modified over time and the intention is to reinstate flat areas of garden without the need for fencing or more intrusive modern features.	To bring back the setting of this Heritage Asset and to ensure that there are no modern interventions that would dilute or materially impact its setting in the broader context.	As all works are set away at some distance from the Heritage Asset, there is no harmful impact upon the listed building.	The intention is to reinstate the rural setting of this 1860s cottage, that the need for reliance on modern fence features and modern materials for retaining. Ordinarily, lime mortar would be used in such features, but in this case, due to the fact the walls are retaining, then stonework will be used but with cement mortar, to provide a moisture barrier to improve the structural performance of these retaining features. The stonework will be in the same bond as the existing house.

## **4.0 Access**

- 4.1 The existing access to Cwm Gwyn would not be affected during the works and will be accessible for all visitors.

### **Disclaimer**

*This report has been prepared for the sole and exclusive use of Stewart and Rachel Roberts whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party.*

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## Appendix 1 – Pre-app responses from PCC Planning Department and BHO



**Gwilym Davies**

Head of Property, Planning and Public Protection

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LD1 5LG

**Our Ref:** 21/0102/PRE

**Date:** 25 June 2021

**Direct Line:** 01597 827161 / 01597 827169

**Email:** [planning.services@powys.gov.uk](mailto:planning.services@powys.gov.uk)

Dear Sir/Madam,

Reference: 21/0102/PRE

Proposal: Pre-planning application enquiry in relation to the erection of an extension, internal and external alterations, erection of boundary gates and railings and all associated works

Site Address: Cwm Gwyn, Llanbrynmair, Powys, SY19 7DY

Thank you for the above preliminary enquiry. Having now had an opportunity to consider the proposal, I write to offer the following comments based on information submitted with the application and a desktop assessment of the site.

### **Planning Policies and Guidance**

I would advise that the following planning policies are considered key to the proposed development.

#### National Planning Policies and Guidance

Planning Policy Wales (Edition 11, 2021)

Future Wales – The National Plan 2040

Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 24: The Historic Environment (2017)

#### Powys Local Development Plan (2018)

SP7 – Safeguarding of Strategic Resources and Assets  
DM2 – The Natural Environment  
DM4 – Landscape  
DM7 – Dark Skies and External Lighting  
DM13 – Design and Resources  
H7 – Householder Development  
T1 – Travel, Traffic, and Transport Infrastructure

SPG – Biodiversity and Geodiversity (2018)  
SPG – Landscape (2019)  
SPG – Residential Design Guide (2020)

SPG = Supplementary Planning Guidance

## **Planning History**

19/0481/HH – Withdrawn  
19/0482/LBC – Withdrawn

## **Planning Obligations / CIL**

No planning obligations are likely to be required for the development. Powys County Council has yet to implement a CIL requirement.

## **Principal Planning Constraints**

Listed Building

## **Other Legislative Considerations**

Crime and Disorder Act 1998  
Equality Act 2010  
Planning (Wales) Act 2015 (Welsh language)  
Wellbeing of Future Generations (Wales) Act 2015  
Marine and Coastal Access Act 2009

## **Officer Appraisal**

Advice is sought for the erection of a rear extension, and the replacement of an existing side extension and two chimneys. The proposed development is not located within a settlement development boundary and therefore for the purposes of this notification is considered as development within the open countryside as defined by the Powys Local Development Plan (2018).

Several versions of the proposed elevations were originally submitted with this enquiry, however, amended sketch floor plans were later sent to Debra Lewis on the 8<sup>th</sup> June. It is this proposal which the following comments relate to.

### Principle of Development

Policy H7 of the Powys LDP (2018) states that additional residential development, including residential annexes, shall be provided as extensions to existing dwellings. Where this is not possible, it states that other considerations will apply.

Drawing number U064 Sk.01 Rev B (submitted 8<sup>th</sup> June 2021 to Debra Lewis) was not accompanied by amended elevations showing the amended proposal, however, it is understood that the below works are proposed:

- Lean-to barn to the West elevation to be replaced and converted, with a new glazed 'link' from the proposed bathroom to the living room.
- Single storey rear extension to provide a utility / boot room.
- Various internal works reinstating previous unauthorised removals.
- Rebuilding of chimneys with the installation of chimney pots.

All aspects of the proposed works are provided as extensions to the existing dwelling and are subordinate and subservient in size. It is therefore considered that the principle of the proposed development fundamentally complies with LDP Policy H7.

### Scale and Design

With respect to design specific reference is made to LDP policies DM13 (Part 1). This policy indicates that development proposals will only be permitted where it has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detailing. Planning Policy Wales further emphasises that extensions to dwellings should be well designed.

The scale of the extensions is considered to be appropriate in relation to the dwelling. The extensions are single storey and minor in size. The amended proposal has not been accompanied by amended elevations, and it is therefore difficult to comment on the proposed design of the extensions. Comments have however been provided by the Built Heritage Officer offering advice relating to the proposed glazing. Full details of the proposed materials of the extensions should accompany any future planning application, along with the details requested by the Built Heritage Office in relation to any future Listed Building Consent application.

### Built Heritage

Advice has been sought from the Built Heritage Officer, together with a Cadw representative. This is attached as a separate document to my email for your information.

### Highway Safety

Policy DM13 part 11 states that development proposals should meet all highway access requirements (for transport users) and parking standards.

The Highway Authority have been consulted on the application and have responded with the following:

*“(Please note that this response is based on a desktop study of the site using: submitted information; satellite mapping imagery; historic mapping; planning records and local knowledge. No site visit has been undertaken).”*

*Whilst the Highway Authority would have no fundamental objection to the proposal at this location, the following matters will need to be addressed as part of any future formal planning submission.*

- 1. The access would need to provide visibility of 2.4m x 59m in each direction, which is the recommended standard for roads with speeds of 40mph, as detailed within Manual for Streets & Table A/B of TAN 18.*
- 2. Such an access will need to conform to PCC standards in terms of:-*
  - Gradient - Max 1:.. for first 5.5m*
  - Construction - 450mm standard construction for first 5.5m*
  - Gate set back - Minimum of 5.5m from edge of adjoining carriageway.*
  - The proposed vehicular access shall be formed at 90 degrees to the adjoining county highway.*
- 3. Off street parking provision shall be provided in accordance with CSS Wales Parking Standards.*
- 4. Parking areas and private drives shall include a suitably sized turning head and be surfaced in a suitably bound material such as block paving or tarmac.*

#### *Reference Material*

*Manual for Streets 1 & 2*

*TAN 18*

*The Powys Local Development Plan (2011-2026) Policy T1*

*CSS Wales Parking Standards*

*Design Manual for Roads & Bridges (DMRB)*

*All Wales Common Standards for Residential, Industrial & Commercial Estate Roads”*

#### *Environmental Protection*

Powys County Council's Environmental Health Officer has been consulted on the proposed development and has stated the following:

*“Thank you for the consultation in respect of this pre -application, I wish to comment as follows:-*

*At the planning application stage Environmental Protection will require the detail relating to the foul drainage arrangements for the development.*

*If they are utilising any current system we will require information relating to the capacity and condition of the tank and drainage field with confirmation that it is of suitable size to accommodate any additional foul effluent from the new development.*

*Any new system must comply with document H2 of the Building Regulations relating to design and installation of the foul drainage system.”*

### Contaminated Land

Powys County Council's Contaminated Land Officer has been consulted on the proposed development and has stated the following:

*“Historic records (circa 1953 & 1963) identify that the proposed application site was occupied by a Factory/Works (use not specified), which could have been a potential source of land contamination. Therefore, it is recommended that a preliminary investigation and preliminary risk assessment ('Phase 1' land contamination report) should be submitted in support of any application for planning permission.*

*The preliminary investigation and preliminary risk assessment should be completed by a qualified and experienced environmental consultant, and in accordance with current guidance and best practice. If the preliminary risk assessment identifies that there are any potential land contamination risks a detailed scope of works for an intrusive investigation, prepared by a qualified and experienced environmental consultant, should also be submitted for review and approval.*

*The Welsh Local Government Association document 'Development of Land Affected by Contamination: A Guide for Developers' is attached to assist the applicant”*

### Natural Environment

In accordance with Powys County Council's NERC duty, TAN 5, and LDP policy DM2, as part of the planning process Powys Local Planning Authority should ensure that there is no net loss of biodiversity or unacceptable damage to a biodiversity feature.

The Powys Ecologist has been consulted on the proposed development but unfortunately no comments have been received at the time of writing this report. It is noted that “Bat Survey Report” dated September 2019 by Oakwood Ecology was submitted as part of the previous planning application. These reports generally have a lifespan of 2 years, and therefore an updated report is likely to be required as part of any future planning application. Proposed plans for the amended scheme should take into account all mitigation that is recommended by your chosen ecologist, which should be submitted at the same time as the planning application.

Biodiversity enhancement measures must be provided and incorporated in with the proposed plans in order to mitigate any impact the proposed development may have on

protected species or their habitats in accordance with the Powys Biodiversity and Geodiversity SPG 2018. I have also attached a link to the Powys Biodiversity and Geodiversity SPG 2018 below:

<https://en.powys.gov.uk/article/4907/LDP-Supplementary-Planning-Guidance-SPG>

It is therefore recommended that when submitting a planning application careful consideration should be given to the impact the development may have on biodiversity and consideration should be given to policy DM2 – The Natural Environment of the LDP.

### Building Regulations

It may be necessary to obtain Building Regulations approval and it advised that the Building Regulations team be contacted on 01874 612290

The link to the relevant page of the Powys website is attached below for information:

<http://www.powys.gov.uk/en/planning-building-control/apply-for-building-regulations-approval/>

### Validation Requirements

#### Planning Application

- Appropriately completed application form
- Location Plan to metric scale 1:1250 or 1:2500 outlining the site in red and any other adjoining land under the applicant's ownership in blue. This plan must show the direction or North
- Existing and Proposed Block Plan to metric scale 1:200 or 1:500. This plan should also show the direction of North.
- Existing and Proposed Elevations to a suitable and stated metric scale
- Existing and Proposed Floor Plans to a suitable and stated metric scale
- Appropriate Fee

#### Listed Building Consent Application

- Appropriately completed application form
- Location Plan to metric scale 1:1250 or 1:2500 outlining the site in red and any other adjoining land under the applicant's ownership in blue. This plan must show the direction or North
- Existing and Proposed Block Plan to metric scale 1:200 or 1:500. This plan should also show the direction of North.
- Existing and Proposed Elevations to a suitable and stated metric scale
- Existing and Proposed Floor Plans to a suitable and stated metric scale
- Heritage Impact Assessment

## Conclusion

Having carefully considered the proposed development it is considered that the principle of development could be acceptable. Care should however be taken whilst finalising the design to ensure that the final design takes into account all advice from the Built Heritage Officer, and Cadw.

I would ask that consideration is given to the consultee responses received as highlighted above prior to the submission of any formal planning application, and any requested information is submitted at the same time as an eventual planning application.

Yours faithfully,

Rhian Griffiths  
Planner  
Powys County Council

*Croesewir gohebiaeth yn y Gymraeg a'r Saesneg/Correspondence welcomed in Welsh and English*

### Data Protection and Privacy / Diogelu Data a Chyfrinachedd

In order to deliver the Planning Service (applications, complaints and appeals etc.) it is necessary for the council to process personal data, in accordance with relevant planning legislation, as listed on the Welsh Governments planning website (<https://gov.wales/topics/planning/?lang=en>). Information held by the Planning Service will be retained in accordance with the legislation and the Councils retention schedule. If you have any concerns regarding the use of your personal data please contact the Data Protection Officer by email at [Information.Compliance@powys.gov.uk](mailto:Information.Compliance@powys.gov.uk) or by phone at 01597 826400. Please note that further information on the Data Protection and Privacy can be found at the following address: <https://en.powys.gov.uk/privacy>.

Er mwyn cyflawni ceisiadau, cwynion ac apeliadau'r Gwasanaeth Cynllunio mae angen i'r cyngor brosesu data personol yn unol â'r ddeddfwriaeth gynllunio berthnasol, sydd i'w weld ar wefan gynllunio Llywodraeth Cymru (<https://gov.wales/topics/planning/?skip=1&lang=cy>). Bydd y Gwasanaeth Cynllunio'n cadw Gwybodaeth yn unol â'r ddeddfwriaeth ac amserlen cadw'r Cyngor. Os oes gennych bryderon am sut rydym yn defnyddio'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy e-bost [Information.Compliance@powys.gov.uk](mailto:Information.Compliance@powys.gov.uk) neu drwy ffonio 01597 826400. Cofiwch y gallwch gael hyd i fwy o wybodaeth am Ddiogelu Data a Chyfrinachedd trwy fynd i: <https://cy.powys.gov.uk/article/653/Defnyddio-Cwcis>.







Rhian Griffiths  
Planning Officer  
Powys County Council  
County Hall  
Spa Road East  
Llandrindod Wells

By email  
[rhian.griffiths@powys.gov.uk](mailto:rhian.griffiths@powys.gov.uk)

**Town and Country Planning Act 1990  
The Town and Country Planning (Pre-Application  
Services) (Wales) Regulations 2016**

**PPAE: 21/0101/BHA Pre-application Enquiry to Cadw for the erection of an extension, internal and external alterations, erection of boundary gates and railings and all associated works at Cwm Gwyn, Llanbrynmair, Powys SY19 7DY and to inform PPAE:21/0102/PRE**

**Gwilym Davies**

Pennaeth Eiddo, Cynllunio a  
Gwarchod y Cyhoedd  
Head of Property, Planning and  
Public Protection

**County Hall**

**Spa Road East  
Llandrindod Wells  
Powys LD1 5LG**

**Our ref: PPAE: 21/0101/BHA  
& Inform PPAE:21/0102/PRE**

**Date: 16 June 2021**

**If calling please ask for:  
Debra Lewis**

**Direct line: 01938 551301**

**Principal Built Heritage Constraints**

Cadw ID 18136 Cwm Gwyn statutory listed on 31/01/1997

**Assessment of proposed development**

The pre-application submission is in response to comments and feedback received in respect of the previous applications on the site.

19/0481/HH Demolition of part of the dwelling, erection of an extension, excavation of land and all associated works (part retrospective) and

19/0482/LBC Demolition of part of the dwelling, erection of an extension, internal and external alterations, erection of boundary gates and railings and all associated works (part retrospective) Cwm Gwyn Llanbrynmair Powys SY19 7DY

I can confirm that a Microsoft Teams Meeting was held on 25 May in respect of the proposal including the unauthorised works that have been undertaken to the property. The following is a summary of the conversation and subsequent involvement with Anna Irwin of Cadw.

The principle of an extension and an additional bedroom was considered acceptable, however to be sited off the previous extension. The works undertaken to the listed building without consent, that it the removal of the partitions on the ground floor, the loss of the original staircase and the new staircase inserted were not considered acceptable and were to be reinstated. The evidence for those features being in place at the time of the current owner purchasing the building was discussed and Anna Irwin subsequently sent the for sale details of the property.

Amended plans were received on 28 May 2021 drawing number U064 SK01 rev A illustrating the retention and reinstatement of historic building elements, namely:

1. The corner staircase to the living room.
2. The partition between the living and dining room,
3. The partition between bedroom 1 and bedroom 2

The plans also indicated an extension to the rear off the side extension, the conversion of the current lean-to on the side to form a bathroom and a small glazed link from the back door ( not authorised) and the barn. The proposal also included a canopied porch along the rear wall of the house from the proposed link to the barn and the proposed extension to the rear.

Cadw were consulted on the amended plans and requested the loss of the canopied porch. Subsequent plans were received U064 SK01 rev B which were received on 8 June. It is these plans that are being considered as part of this pre planning application.

### **Re instatement of features removed without Listed Building Consent**

Some works have been undertaken to the property which did not have the benefit of listed building consent and should an application have been received would not likely have gained support. The works undertaken are therefore considered to be unauthorised and it is noted that unauthorised works to a listed building is a criminal offence. The application seeks to re-instate the features that have been removed without the necessary consent.

The reinstatement of the features removed from the property is welcomed and the application should provide full details of the reinstatement of the staircase and the partitions. It is noted on the drawing that the staircase projects into the room and may not be a true reflection of the stairs that were removed. However it is acknowledged that the plans submitted at this stage are to aid discussion and as such full details are not required at this stage. However the application should include details of the staircase its construction and materials and how its relates to the staircase that has removed.

Unless evidence can be provided that the partitions on the ground floor and first floor were plasterboard then the replaced partitions should be of traditional construction

that is lathe and plaster. Any architrave, door frame, door and skirting board should match exactly the details of the historic fabric removed.

The door on the rear elevation is not authorised, however it is considered that the retention of the door is an acceptable method of accessing the barn. However care would need to be taken with the proposed door to ensure that it is of a traditional appearance as fully glazed door would not be considered appropriate for the building.

In making these recommendations I would direct you to Section 2.2 of Managing Change to Listed Buildings which advises that - The layout and plan of a building is often the basis of its design and provides evidence for its purpose, age and development. Even where the original layout has apparently been lost, there may be physical evidence in the building which can help explain the original form and the sequence of change, such as empty peg and mortise holes in timber frames, straight joints in stone walls, or ghost features such as blocked doorways and windows. Understanding the plan and evolution of your building gives an insight into its history which may guide or inspire options for change. Subsequent alterations and additions may enhance the quality of your listed building and be of interest in their own right as part of its history; equally, they may also detract from it. The guidance is to retain historical form and layout, together with any features relating to it, wherever practicable; reinstate where appropriate; respect inherited character in new work and alteration.

Section 2.5 of Managing Change to Listed Buildings deals with interiors and advises that "The layout and detail inside buildings can also be important evidence for their date and development as well as their function and status. Even where little detail survives, internal spaces and circulation patterns may be significant. Staircases, panelling, shutters, doors and door cases, fireplaces, chimney breasts and chimneypieces, beams and joists, for example, are often important elements in the overall building design. The quality of craftsmanship is also a key to the status of the building."

### **The lean-to barn**

It is proposed to utilise the lean-to barn as a habitable room which is supported in principle.

The application should clearly set out the extent of demolition proposed, and any repairs to the walls, roof or floor of the barn including any structural works such as strengthening, stabilisation or underpinning. The degree of demolition would have to be justified and it is recommended that it should be accompanied by a structural report.

The works to the barn would also be required to be accompanied by an ecological survey.

The works to level the floor would have to be detailed on the application.

The works are supported in principle, however care would need to be taken with the glazing. It is noted that the door to the front of the barn is to become a window. It would be preferable if this would be remained as a door to respect the legibility of the building.

It is recommended that the new windows are slimlite double glazed, puttied and not beaded and flush fitted casements and not storm proof. Details of the windows at a scale of 1:10 should accompany the application including cross sections through the window.

### **The proposed extensions**

The glazed link to the barn is considered acceptable in size and scale. No elevational details accompanied the application however it appears that the fenestration is floor to ceiling glazing which is not opposed however care should be taken in its execution and again details of the windows at a scale of 1:10 should accompany the application including cross sections through the window. It is recommended that the new windows are slimlite double glazed, puttied and not beaded and flush fitted casements and not storm proof

The single storey extension to the extension appears modest in scale and appropriate in its location and size. The proposal would involve the removal of the current rear wall which is considered acceptable as it is a new extension.

No elevational details accompanied the application however it appears that part of the fenestration is floor to ceiling glazing, and part traditional windows. The traditional windows on the side elevation facing the drive is welcomed, and the full height glazing facing the barn is not opposed. However the rear elevation is not clear and appears to be a mixture of the 2. Without elevational details it is not possible to comment fully on this elevation however it would appear that one style or the other would be preferable, and given its use as a utility room/boot room it is assumed that walls are required for internal fittings and as such it is recommended that this elevation be more traditional in its approach of fenestration. Details of the windows at a scale of 1:10 should accompany the application including cross sections through the window. It is recommended that the new windows are slimlite double glazed, puttied and not beaded and flush fitted casements and not storm proof.

It is noted that there are modifications to the previously approved extension which are not opposed, the kitchen door on the side elevation is considered to be a thoughtful touch and preferable to a door on the front elevation.

### **Conclusion**

The application seeks to reinstate works that were removed without consent, to retain the unauthorised rear door ( which is not opposed), to modify the layout of a previously approved and constructed extension, ( although it is noted that the fenestration does

not comply with the approved plans), the conversion of a lean-to barn and some new build elements.

The applications should clearly identify what are reinstatement, what are retention of unauthorised, what works are variation of the previous approval and what works are new.

In respect of the amended plans received on the works have been well thought out to involve the minimum works necessary to the listed building to provide the required changes and the works would appear to be appropriate in principle and would satisfy the criteria in Conservation Principles.

Any alterations to a listed building should respect Conservation Principles as prepared by Cadw and with particular reference to paragraph 39 of Cadw's Conservation Principles which advises that changes which would harm the heritage values of an historic asset will be unacceptable unless:

- a. the changes are demonstrably necessary either to make that asset sustainable, or to meet an overriding public policy objective or need; and
- b. there is no reasonably practicable alternative means of doing so without harm; and
- c. that harm has been reduced to the minimum consistent with achieving the objective; and
- d. it has been demonstrated that the predicted benefit decisively outweighs the harm to the values of the asset, considering • its comparative significance; • the impact on that significance; and • the benefits to the asset itself and/or the wider community or society as a whole.

[https://cadw.gov.wales/sites/default/files/2019-05/Conservation\\_Principles%20for%20the%20sustainable%20management%20of%20the%20historic%20environment%20of%20Wales.pdf](https://cadw.gov.wales/sites/default/files/2019-05/Conservation_Principles%20for%20the%20sustainable%20management%20of%20the%20historic%20environment%20of%20Wales.pdf)

The annex to Managing Change to Listed Buildings details what information should accompany the listed building consent application, and I am attaching a hyperlink for ease of reference.

<https://cadw.gov.wales/sites/default/files/2019-05/20170531Managing%20Change%20to%20Listed%20Buildings%20in%20Wales%2024303%20EN.pdf>

In addition to the above checklist, it is recommended that a schedule of repairs for internal works accompanies the listed building consent application as the proposal would involve the reinstatement of the removed features. If the proposal is also to repair externally these can of course be included on the application and schedule of works.

The listed building consent application would have to be accompanied by a Heritage Impact Assessment which needs to identify what is significant about the building, what the proposed changes are including measures to meet building regulations and an assessment of how the changes affect the significance. I am attaching a hyperlink for ease of reference to this document.

<https://cadw.gov.wales/advice-support/placemaking/heritage-impact-assessment/heritage-impact-assessment>

I can confirm that the works would require both listed building consent and planning permission. The comments above are in respect of built heritage only and not general planning and I note that a separate enquiry has been made in respect of the proposed planning application

When a listed building consent application is made to and determined by Powys County Council, under the Planning (Listed Buildings and Conservation Areas) (Wales), Regulations 2012 any listed building consent that Powys County Council is minded to approve is referred to Cadw before a decision is issued. Should a listed building consent application be submitted it is a legal requirement to consult the following national amenity societies in some cases;

- Society for the Protection of Ancient Buildings,
- Council for British Archaeology
- Ancient Monuments Society
- Twentieth Century Society
- Georgian Group
- Victorian Society

As a listed building consent application is required, the application may be subject to consultation with the above bodies and then if minded to approve be referred to Cadw it is therefore essential that the application has the required information as detailed above.

Yours faithfully

Debra Lewis  
Built Heritage Conservation Officer