

Brecon Beacons National Park Authority



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

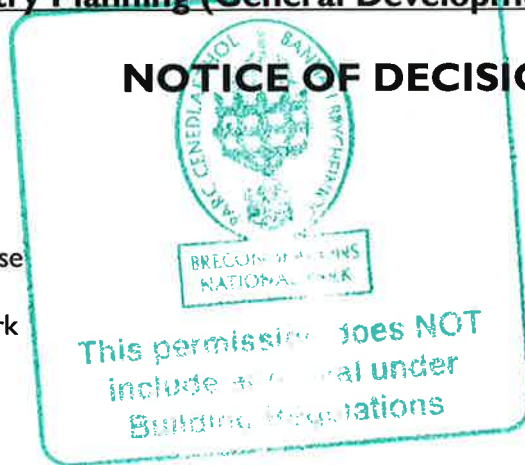
NOTICE OF DECISION

Applicant/Agent:

Mr Simon Williams
Asbri Planning Ltd.
1st Floor Westview House
Oak Tree Court
Cardiff Gate Business Park
Cardiff
Glamorgan
CF23 8RS
United Kingdom

Application Reference:

14/10421/FUL



In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby grants **PERMISSION** for the following development:

“Conversion of attached building for use as extended living accommodation, provision of dormer windows, a new roof profile and other external works.” (Full Application) at Rhas Fawr Farm , Blaenavon Road, Brynmawr, Ebbw Vale NP23 4BU

subject to the following condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP4v1, NP5v1, NP6v1 and NP8v1), unless otherwise agreed in writing by the Local Planning Authority.
- 3 The residential accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rhas Fawr Farm.
- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending and re-enacting that Order) no development of the types described in Part 1; Classes A, B, C, and D; of Schedule 2, other than that hereby permitted, shall be carried out on the barn which this consent relates to, without the written permission of the Local Planning Authority.
- 5 Notwithstanding the submitted plans, the development shall be carried out in accordance with the recommendations of the ecological report submitted in support of the planning application. The mitigation measures for bats and birds shall be undertaken and/or installed prior to the first use of the development.
- 6 No external lighting shall be installed on the barn prior to an external lighting plan being submitted to and approved in writing by the Local Planning Authority. The lighting shall then be installed in accordance with the approved scheme.
- 7 No development shall take place prior to an appropriate photographic survey of the existing buildings on site has been carried out in accordance with details submitted to and approved in writing by the Local Planning Authority. A copy of the resulting survey and digital photographs should be submitted on CD or DVD, along with a plan showing photograph locations and direction, to the Local Planning Authority. A copy shall also be sent to Glamorgan-Gwent Archaeological Trust for inclusion in the regional Historic Environment Record.

Reasons:

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To ensure a satisfactory form of development, and to prevent any adverse impact upon Highway Safety
- 4 To prevent damage to the historic fabric of the barn which has particular archaeological and heritage value
- 5 To comply with Section 5 of Planning Policy Wales (2012), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP, and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006
- 6 To comply with Section 5 of Planning Policy Wales (2012), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP, and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006
- 7 To allow a basic record of the main features and state of preservation of a building of historical and archaeological interest and significance affected by the proposed development to be made.

Informative Notes:

- 1 Please refer to Archaeological Trust guidance (enclosed)
- 2 This permission grants consent for the conversion of the barn only. Notwithstanding the submitted plans, the extent of the residential curtilage has not been considered as part of this application.

Policies considered relevant to this decision:**Brecon Beacons National Park Authority Local Development Plan 2013:**

Policy 1 – Appropriate Development in the National Park

Policy CYD LPI – Enabling Appropriate Development in the Countryside

Policy SP3 – Environmental Protection – Strategic Policy

Policy 6 – Biodiversity and Development

Policy 7 – Protected and Important Wild Species

Signed:**National Park Authorised Officer****Date:**

15 April '14

Brecon Beacons National Park Authority

NOTES TO APPLICANT

Appeals to the National Assembly for Wales

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ.

The National Assembly for Wales can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The National Assembly for Wales need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the National Assembly for Wales on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

Notes

Failure to adhere to the details of the approved proposals for development contained in this application, or to comply with any conditions or limitations subject to which this permission was granted, will constitute a breach of planning control. This may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town and Country Planning Act 1990 (as amended).



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Advice on Commissioning or Conducting a Photographic Survey in the Brecon Beacons National Park

1. INTRODUCTION

- 1.1. This advice note is intended to offer help and advice for applicants required to undertake a photographic survey as a condition of planning consent.
- 1.2. This takes the form of a set of guidelines to guide an applicant through the process of undertaking a Photographic Survey by providing information on:
 - Why you are being asked to undertake or commission a photographic survey.
 - Who should carry out the photographic survey.
 - The methodology required for the condition survey, including the format of the photographs; the content and composition of the photographs; locating the photographs and submitting the photographs.

2. WHY AM I BEING ASKED TO COMMISSION OR CONDUCT A PHOTOGRAPHIC SURVEY?

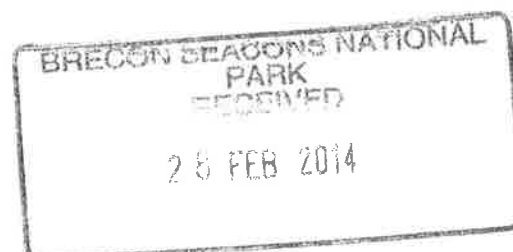
- 2.1. The applicant is expected to commission and complete the photographic survey in order to satisfy the requirement of the planning condition.
- 2.2. This is because the development affects a building that is of local or regional historical, archaeological or architectural interest and significance.
- 2.3. To alter such a building without a basic record of its current architectural style and current state would result in the permanent loss of archaeological information.
- 2.4. Therefore a photographic survey is required in order to create a basic record of the building in its present state.

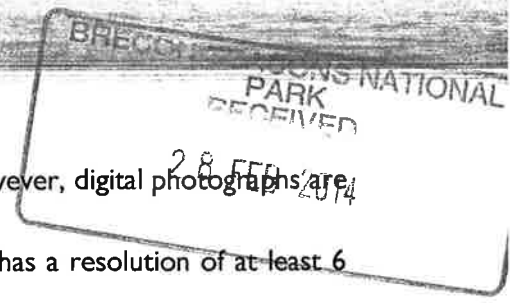
3. WHO SHOULD CARRY OUT THE PHOTOGRAPHIC SURVEY?

- 3.1. The photographic survey may be carried out by the applicant providing that the appropriate guidance document is adhered to (see methodology section below).
- 3.2. Where the applicant cannot carry out the photographic survey, for example when access to a camera is not possible, or when technical difficulties are encountered, professional photographers may be used.
- 3.3. The use of professional photographers will significantly increase the cost of the survey.

4. REQUIRED METHODOLOGY

4.1. FORMAT OF THE PHOTOGRAPHS





- Photographs may be taken in either digital or film format, however, digital photographs are preferred.
- Digital photographs must be taken with a digital camera that has a resolution of at least 6 megapixels, however, and 8 megapixel resolution is preferable.
- Digital photographs must be taken at the highest resolution setting available on the camera used (usually Fine or Super Fine).
- If film format is used, the preferred format is 35mm colour print film.
- Images must not be blurred and must be adequately lit.
- If images are blurred, increasing the speed at which the exposures are taken should overcome this problem; a speed of 1/125 is a good minimum speed.
- If images are poorly lit, faster shutter and film speed may be required. A film speed of ASA 200 is acceptable for most light conditions, however a film with a faster speed such as ASA 400 is required for any internal shots where lighting is poor, in order to ensure that the film is correctly exposed and all relevant detail is captured.
- 36 frame exposure film should be used in all cases and an appropriate number of frames must be exposed in each format, brackets shots to vary exposure and ensure that a correctly exposed shot recording all appropriate detail is achieved.
- The use of a standard flashgun is recommended indoors to light the interior views.

4.2. CONTENT AND COMPOSITION OF THE PHOTOGRAPHS

- Photographs should be taken of all exterior and interior wall elevations, which are affected by the development.
- Photographs should be taken of interior roof detail where this is to be altered or affected by the development.
- Photographs should be taken of any features of particular interest, including any current or blocked up windows, doors, other opening, fireplaces and stairwells; any beams and timber framing; any cellars and any obvious differences in wall makeup.
- A measured scale of known length (e.g. a colour defined scale rule of an appropriate length) should be placed within each photo view except where general illustrative or general shots are being taken (for example those that show a whole building or structure in its setting).

4.3. LOCATING THE PHOTOGRAPHS

- All photographs should be given a unique number to be used for identification.
- This unique number should be marked on the reverse of each printed film image or used in the labelling of digital images.
- Information relating to the location of the photographs, any descriptive details about the shot and the length of the scale included in the photograph should also be copied on to the reverse of any printed photographs, and included in the labelling of digital images.
- The location and direction of all photographs taken should be marked on an architect's floor plan alongside the photograph number, so that the location and direction of each photograph can be identified.

4.4. SUBMITTING THE PHOTOGRAPHS

- Digital photographs must be copied on to a good branded CD in the jpeg/jpg file format.

