



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10421/FUL **Case Officer:** Mrs Vicky Simpson
Site Notice Posted: 13th FEB. 2014 **Consultation Date:** 7th Feb 2014
Date Valid: 6th Feb 2014 **8 Week Target:** 3rd Apr 2014
Decision Type: Delegated Decision
Proposal: Conversion of attached building for use as extended living accommodation, provision of dormer windows, a new roof profile and other external works.
Address: Rhas Fawr Farm , Blaenavon Road, Brynmawr

CONSULTATIONS/COMMENTS

| Consultee | Received | Comments |
|--|---------------|---|
| Llanelly Community Council | | No response to date |
| Blaenau Gwent County Borough Council Highways | | No response to date |
| NP Planning Ecologist | 28th Feb 2014 | <p>A. Planning Policy & Guidance</p> <ul style="list-style-type: none">o To comply with Planning Policy Wales (2012), section 5.5 and also Technical Advice Note (TAN) 5, biodiversity considerations must be taken into account in determining planning applications. Planning permission should be refused if the proposals will result in adverse harm to wildlife that cannot be overcome by adequate mitigation and compensation measures.o The adopted Local Development Plan for the Brecon Beacons National Park includes the following policies regarding ecological issues and safeguarding biodiversity:<ul style="list-style-type: none">o SP3 Environmental Protection - Strategic Policyo Policy 3 Sites of European Importanceo Policy 4 Sites of National Importanceo Policy 5 Sites of Importance for Nature Conservationo Policy 6 Biodiversity and Developmento Policy 7 Protected and Important Wild Specieso Policy 8 Trees and Developmento Policy 9 Ancient Woodland and Veteran Trees <p>B. Legislation</p> |

- o Environment Act 1995 - the first Statutory Purpose of the National Park is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park
- o Natural Environment & Rural Communities Act 2006 - Section 40 requires local authorities to have due regard to conserving biodiversity. This includes reference to the list of priority species and habitats produced under Section 42 of the Act.
- o Conservation of Habitats & Species Regulations 2010 (as amended) - Regulation 9 requires local authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.
The three tests that must be satisfied are:
 - i. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
 - ii. That there is "no satisfactory alternative"
 - iii. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

C. Comments

1. Thank you for consulting me on the above application. The development proposals are for the conversion of an attached outbuilding to a residential annexe. This includes the installation of dormer windows.
2. I visited the site earlier this week and have reviewed the documents and drawings submitted with the application, which includes the following ecological information:
 - o Rhas Fawr, Brynmawr - A report following and ecological survey for bats and birds by Just Mammals Consultancy (September 2012)
3. I welcome the submission of the ecological report with the application and I note that common pipistrelle and noctule bats were recorded during the activity surveys. However, no evidence of roosting or bat emergence was found.
4. The site does have some woodland planting nearby, but it is quite exposed. The roof structure of the building that is proposed for conversion is also limited in roosting opportunities it offers.
5. The recommendations for bats and birds in sections 10 and 11 are appropriate and their implementation should be secured through an appropriately worded condition.

D. Recommendations

If this application is to be approved, I recommend the inclusion of planning conditions and informative notes to

cover the following issues:

1. Construction measures shall incorporate the recommendations in the ecological report, particularly those covered in Sections 10 and 11. The mitigation and enhancement measures for bats and birds shall be undertaken and/or installed prior to first use of the development. Written and photographic evidence of the correct installation of the mitigation and enhancement measures shall be provided within 6 months of the first use of the development.
2. No external lighting shall be installed until an external lighting plan is submitted to and approved in writing with the Local Planning Authority. The scheme shall avoid conflict with bat mitigation and enhancement measures and shall be implemented in full.

Informative note:

1. Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 01873 737000

Reasons:

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

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

NP Senior Heritage
Officer (Building
Conservation)

26th Feb 2014

Planning Policy Wales (Edition 5: 2013):

The adopted LDP states that:

Policy 18

Protection of Buildings of Local Importance

Development affecting buildings which make an important contribution to the character and interest of the local area as set out on the local list will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected.

Considerations

Although this part of the Park has yet to have a formal approved local list this building would fulfil the criteria for inclusion on this list.

The proposals will alter the appearance of the building however it will always read as a long house and this section as the farm end.

Conclusion

There is no objection from a built environment perspective to this proposal.

NP Head Of Strategy
Policy And Heritage

24th Feb 2014

The development plan for the area is the Brecon Beacons National Park Local Development Plan 2007-2022 (hereafter LDP) which was adopted by resolution of the National Park Authority on the 17th December 2013.

My observations relate to the proposals compliance with the strategy and policy of the LDP.

Proposal

The proposal seeks the conversion of an attached barn to form extended living accommodation for the existing farm house at Rhas Fawr Farm.

LDP Policy Context

The proposal is located in an area of countryside as defined by the LDP proposals map. The LDP sets out that development in countryside locations is less sustainable and more environmentally challenging than is considered acceptable. As such it is the vision of the LDP to increase the viability and diversity of rural practice, including supporting farming practice to engender a more vital future for our countryside. As such the loss of agricultural buildings from economic generating activity to non-economic generating activity is not supported by the LDP. The only acceptable exception to this position is if the development would be to meet an identified need for affordable housing or rural enterprise, as this form of development is considered to be in keeping with the vision for the creation of a sustainable vibrant and vital countryside.

This strategy position is implemented through policy CYD LPI criterion 1(b) which states:- outside of defined settlements within the LDP the following forms of development will be permitted subject to all other relevant LDP Policies :- (1) Proposals that capitalise on improving the existing building stock and/or utilises previously developed land and/or re-uses redundant buildings, including (b) Proposals to re-instate redundant buildings to the following beneficial uses (i) Commercial, Sport, Tourism or Recreation use OR (ii) Affordable housing to serve an identified need or (iii) The proposal will provide a Rural Enterprise Dwelling to serve an evidenced essential need. Only in cases where evidence can be provided to the NPA that the need for conversion to the above uses does not exist within the locality will the NPA consider proposals to reinstate redundant buildings for use as open market housing.

The usual mechanism for the provision of such evidence is to market the barn for a period of no less than 6 months the above named uses, that is commercial, sport,

tourism, recreation, affordable housing and rural enterprise dwelling. I note that a marketing exercise has been undertaken to test the viability of re-use of the barn for commercial, tourism, sport or recreation use. It would appear that the marketing has been undertaken in accordance with the requirements of LDP policy. I therefore request that the District Valuer is instructed as per usual practice to determine the appropriateness of the price the barn was marketed for.

I note that this marketing fails to take into account the need to consider the use of the barn for affordable housing. It is noted that the proposal has been submitted at a time of policy regime change within the National Park, that combined with the long run on period that is necessary for appropriate marketing, means that it would be unreasonable in this particular case for the Authority to now request additional evidence to be submitted to meet the policy requirements relating to essential need in line with Policy CYD LPI.

As such the strategy and policy team have no objections to the principle of the proposed development.

Recommendation:

The principle of the development is sound in accordance with policy CYD LPI subject to the findings of the District Valuer. I am happy to provide additional comments on receipt of the DV report if you feel it necessary.

District Valuer

Heritage Officer
(Archaeology)

26th Feb 2014

Welsh planning legislation and policy guidance outlines that the desirability of preserving archaeological remains and their setting is a material consideration in the determination of a planning application (Planning Policy Wales, Chapter 6, Para. 6.5.1).

Planning Policy Wales (Edition 5: 2012):
Paragraph 6.5.1.

'The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weigh the relative importance of archaeology against other factors, including the need for the proposed development.'

This means that Local Planning Authorities in Wales have to take into account archaeological considerations and deal with them from the beginning of the development control process (WO Circular 60/96 Para. 10), and need

to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them (WO Circular 60/96, Para. 15).

Development Plan Framework

The adopted Local Development Plan sets out the Brecon Beacons National Park's policies and proposals to guide development in the National Park, including Policy SP3 f):

'All proposals for development or change of use of land or buildings in the National Park must demonstrate that the proposed development does not have an unacceptable impact on, nor detract from, or prevent the enjoyment of ... archaeological features'.

Archaeological sensitivity and significance of the site
Consultation of the regional Historic Environment Record and records held by the Brecon Beacons National Park Authority indicate that the site of the proposed development is a site of local historic interest. Rhas Fawr Farm, Brynmawr, is depicted in its current location on the first edition Ordnance Survey map of 1888, although the core of the building is known to date back considerably further, with an early 17th century core. The original structure has undergone considerable change and extension since its depiction on the First edition Ordnance Survey Map, however the attached outbuilding, which is the subject to this application appears as originally depicted. It is therefore possible that features of historic interest may still survive.

Archaeological Impact of the development

The proposed conversion of the outbuildings has the potential to irreversibly alter the fabric of a historic building of local importance, resulting in a loss of historical and archaeological evidence and information. It would be unfortunate if such a building was altered without basic recording of the building's architectural style and current state of preservation being made.

Mitigation Required

A Photographic Survey of the building, including internal and external elevations, general site photos and any features of particular interest, is required in order to preserve a minimal record of the building in advance of the development. An appropriate condition to use is:
No development shall take place until an appropriate photographic survey of the existing buildings on site has been carried out in accordance with details submitted to, and approved 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 should also be sent to Glamorgan-Gwent Archaeological Trust for inclusion in the regional Historic Environment Record.

Reason:

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

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

A site notice was displayed. No third party representations have been received to date.

RELEVANT POLICIES

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

PLANNING HISTORY

| App Ref | Description | Decision | Date |
|--------------|--|--------------------------|---------------|
| 12/08448/FUL | Conversion of attached building to provide living accommodation, provision of dormer windows, a new roof profile and other external works (amended description 10.10.12) | Application Withdrawn | 21st Nov 2012 |

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission to convert an existing attached building for use as extended living accommodation, provision of dormer windows, a new roof profile and other external works. The property is located in open countryside, beyond the closest settlement development limits within the community of Llanelly as defined by the Proposals Maps of the Brecon Beacons National Park Local Development Plan ('the LDP').

SITE APPRAISAL

The application site comprises a traditional double fronted cottage with an attached two storey barn located in an area of open countryside within the community of Llanelly.

The property is positioned on the southern boundary of a small square shaped curtilage that measures at its greatest 20m wide and 21m deep, the boundaries of which are defined by post and rail fencing, privet hedging and metal railings. The cottage, barn and curtilage are positioned centrally within a roughly square shaped field with an area of 0.86 hectares.

The cottage measures 9.1m wide, 5m deep with a maximum height of 4.9m falling to 3.35m at eaves level. The northern elevation has a double fronted design with a centrally positioned single storey saddle roof extension that measures 2.5m wide, 3.55m deep with a maximum height of 3.3m falling to 2.1m at eaves level. The property also benefits from a full width extension that adjoins the southern elevation and measures 9.1m wide, 3.6m deep. The extension is finished with a cat slide roof with a maximum height of 3.6m falling to 1.15m at eaves level. The southern elevation of the

extension contains two pitched roofed dormer windows. Being mindful of the size, scale and proportions of the extension it is considered likely that this is an original part of the dwelling.

Internally the property accommodates a kitchen hall, two reception rooms a dining room, store and bathroom at ground floor level with two bedrooms at first floor level.

Externally the dwelling is finished with painted render with a slate tiled roof that has been covered with bitumen and upvc framed windows and doors.

The barn adjoins the western gable elevation of the dwelling and measures 6.55m wide, 5.05m deep with a maximum height of 4.9m falling to 3.5m at eaves level. Externally the building has painted stone elevations with a corrugated steel sheeted roof. The southern elevation contains a single pedestrian access doorway and a window that measures 0.7m wide and 0.6m high. The northern elevation contains evidence of a first floor window opening and a ground floor doorway opening.

Access to the property is via a 159m unmade private driveway that adjoins with the category B public highway to the south-west of the site. The property is orientated in such a way that the double fronted 'front' elevation of the property faces north. As a result the southern (rear) elevation is the most visible when approaching the site.

The application site slopes downwards from east to west and from south to north. As a result the internal ground floor level of the dwelling is below the level of the field and highway to the south, is level with the adjoining building and the area used for parking to the west and is raised in comparison to the fields to the north.

APPLICATION DETAILS

The application seeks full planning permission to convert the adjoining building to provide additional accommodation.

The works of conversion would involve reinstating the original openings in the northern and southern elevations and providing 3 new window openings one in the northern and two in the southern elevations, as well as the addition of two rooflights, one on each roof plane. The original first floor opening in the northern elevation would be extended upwards with a pitched roof dormer above that echoes the design of the dormers on the southern elevation of the dwelling. A new window opening at first floor level in the southern elevation would also be finished with a pitched roof dormer.

The conversion would provide an additional living room at ground floor level with a bedroom with en-suite bathroom at first floor. A new spiral staircase would be provided from the living room to ~~the~~ the first floor bedroom. It is further proposed that a doorway be formed at ground floor level between the proposed additional living room and the existing dining room. No alterations are proposed to the layout of the original dwelling.

A marketing report was submitted in support of the application, as well as an ecological survey for birds and bats.

PLANNING CONSIDERATIONS

The Brecon Beacons National Park Authority resolved to formally adopt the Brecon Beacons National Park Authority Local Development Plan on 17th December 2013. Decisions on any planning applications shall now be made in accordance with the Policies of this plan and National Planning Policy, unless material considerations indicate otherwise.

This application is considered against policies 1, CYD LPI, SP3, 6 and 7 of the Local Development Plan.

The key considerations with regards to the application have been determined as the principle of development, impact on the character and appearance of the host dwelling and surrounding area, impact on any protected species using the site and highway safety considerations.

Principle of development

Although the building adjoins the residential dwelling, it is considered that the lack of any existing direct connection with the building from the main dwelling and the lack of domestication in the external appearance infers that the building is still an agricultural building. It is also noted that the bat survey submitted refers to the building as a barn; the photographs submitted as part of the bat survey report indicate that the building contains timber stalls and appears to be used for the storage of domestic and implements potentially used on the land holding associated with the dwelling; the agricultural holdings certificate as completed specifies that the building and land the subject of the application forms part of an agricultural holding and it would appear that the building does not benefit from any electricity or water. As such it is considered necessary to consider the principle of the proposal in relation to policy CYD LPI

Policy CYD LPI specifies:- "outside of defined settlements within the LDP the following forms of development will be permitted subject to all other relevant LDP Policies :- (1) Proposals that capitalise on improving the existing building stock and/or utilises previously developed land and/or re-uses redundant buildings, including (b) Proposals to re-instate redundant buildings to the following beneficial uses (i) Commercial, Sport, Tourism or Recreation use OR (ii) Affordable housing to serve an identified need or (iii) The proposal will provide a Rural Enterprise Dwelling to serve an evidenced essential need. Only in cases where evidence can be provided to the NPA that the need for conversion to the above uses does not exist within the locality will the NPA consider proposals to reinstate redundant buildings for use as open market housing.

The usual mechanism for the provision of such evidence is to market the barn for a period of no less than 6 months the above named uses, that is commercial, sport, tourism, recreation, affordable housing and rural enterprise dwelling. It is noted that a marketing exercise has been undertaken to test the viability of re-use of the barn for commercial, tourism, sport or recreation use. It would appear that the marketing has been undertaken in accordance with the requirements of LDP policy. The District Valuer has indicated that the property was advertised with a varied and extensive coverage for sales purposes, and marketed at a fair and reasonable price.

Although the marketing exercise failed to take into account the need to consider the use of the barn for affordable housing, it is noted that the proposal has been submitted at a time of policy regime change within the National Park. It is considered that this, combined with the long run on period that is necessary for appropriate marketing, means that it would be unreasonable in this particular case for the Authority to now request additional evidence to be submitted to meet the policy requirements relating to essential need in line with Policy CYD LPI.

In light of the above considerations, the Planning Authority's strategy and policy team have raised no objections to the principle of the proposed development, and as such it is considered that the principle of the development is acceptable.

Impact on Character and Appearance

The proposal seeks to utilise all existing openings whilst also inserting two new windows in the southern elevation, one at ground floor one at first floor level and a window at ground floor level in the northern elevation. The plans also indicate the provision of a roof light in each roof plane. All windows and doors proposed are to be timber framed and the roof will be finished in slate.

Although the plans submitted do indicate a number of new and enlarged window openings it is considered that the size and scale of the alterations proposed in association with the fenestration design would not have a significantly detrimental impact on the overall character and appearance of the barn or the principal host dwelling. It is considered that the design proposed in association with the use of locally distinct materials would help maintain the buildings inherent character as a barn subservient and subordinate to the host dwelling. It is therefore considered that the proposal would not have a detrimental impact on the overall character, setting and landscape of this part of the National Park. The proposal is therefore considered compliant with policy I of the LDP

Neighbour Amenity

Biodiversity

Policy G3 (i) highlights that development should not have an unacceptable impact on, nor detract from or prevent the enjoyment of the special qualities, natural beauty, wildlife and cultural heritage of the National Park. Policy Q4 and Q5 refers to protected and important wild species and states that proposals on land or buildings that support protected or important species will only be permitted where: i) the need for the development outweighs the nature importance of the site, and in the case of European Protected Species, the criteria for derogation under the Habitats Regulations are met; ii) positive measures are provided to contribute to species and habitat conservation targets; and iii) the developer proves to the satisfaction of the NPA that a) the disturbance of the species and habitat function is kept to a minimum; or b) alternative areas are provided to sustain at least the current levels of populations or size of habitat affected by the proposal.

In addition, Planning Policy Wales (Edition 5, November 2012) [section 5.5.11] states that "the presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal, which, if carried out would be likely to result in disturbance or harm to the species or its habitat."

As the building is of stone construction, with a number of crevices, there is the potential for the building to be used by bats. As a result the building has been the subject of a bat survey, by an appropriately qualified surveyor. The report submitted in support of the application provides the following information:

"The loft space in the barn has simple wooden flooring which is unsafe to stand on and is currently unused. The stone ground floor of the barn is used for the storage of light gardening equipment and household items. Access into the barn is through a stable door on the north wall which has a gap at the bottom. Large numbers of crevices were noted in the wall structure at all levels which provide opportunities for wildlife and the permanent access within the stable door provide easy access for wildlife. The internal inspection of the barn found no evidence of bats within the loft or on the ground floor of the barn, No internal inspection of the farmhouse was conducted because of the absence of a roof void. No bats were seen to emerge from the barn or house and despite their obvious potential to be used there is no evidence that such use is taking place, The buildings are not considered to be a bat roost and there are not aggregations of bat droppings to indicate that the site has the potential to be used for maternity purposes. Although the property is not used as a roost site, bats were observed commuting in the area. There was no sign of the presence of barn owl, though previous use by swallow and wren species was observed."

However, the report makes the following recommendations:

1. Provision of bat access for crevice roosting bats in the west gable walls typically in the space between the gable ladder noggins and between the bitumen lining membrane and the slates;
2. Use of F1 traditional bitumen membrane;
3. Use of chemicals on new timber and remedial timber products that are not toxic to bats;
4. Timing of works for external repair for the summer months (May to September) when there is a greatly reduced risk of sealing bats inside walls; and
5. Retaining crevices in the walls where possible

Although the details referred to above have not been indicated on the proposed plans, the National Park Ecologist has raised no objection to the positive determination of the application subject to the imposition of conditions relating to the provision of the above.

As the statutory consultee has raised no objections to the proposal, the proposal is considered to be acceptable in terms of policies SP3, 6 and 7 of the UDP and sufficient regard has been given to Section 40 of the NERC Act (2006).

Highway Safety

The application details the use of the existing access off the highway network that serves the dwelling and holding as a whole. As part of the initial submission no alterations are proposed to the access on to the highway. The dwelling falls within the boundaries of the National Park and

Monmouthshire Council, the point of access with the public highway is outside the park and falls within Blaenau Gwent County Borough Council.

Although Blaenau Gwent County Borough Council Highways department lodged an objection to planning application reference 12/08448/ful, on the basis that; "the existing private access which serves the proposed site, is sub-standard with regards to driveway design / junction configuration and falls well short of modern day safety standards"; it is noted that they have not responded to their consultation on this application.

The agents have however, forwarded communications between themselves and Blaenau Gwent County Borough Council Highways Department, within which the Principal Engineer (for Highways Development Control), confirms that there are no highway objections in principle to the extension of the property. Given that the absence of any formal consultation response, combined with the content of this e-mail correspondence, and the fact that the development proposal is for the extension of the proposed living accommodation, rather than the creation of an additional unit of accommodation, it is considered that the development proposal is acceptable in highway safety terms.

In light of the above considerations, it is considered that the proposed development would comply with policies 1, CYD LPI, SP3, 6 and 7 of the Brecon Beacons National Park Local Development Plan. It is therefore recommended that this application be conditionally approved.

RECOMMENDATION: Permit

Conditions and/or Reasons:

- 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; or 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.

Signed (Case Officer):
Mrs Vicky Simpson
Senior Planning Officer

Simpson

Date: *28/03/14*

Checked (Principal Planner):

Paul Adam

Date: *31/3/14*

**Signed (National Park
Authorised Officer):**

Cly Morgan

Date: *1st April '14*
