

From: Cadw
Sent: Friday, February 2, 2024 2:01 PM
To: CPAT
Cc: Powys County Council; Cadw
Subject: RE: Powys CC Planning Application 23/1915/FUL at Troedrhifedwen Llanbister Road Llandrindod Wells - Objection

Hello ,

Thank you for your email asking us to consider listing Troedrhifedwen in Llanbister; and for the copy of [redacted] [The Scourfield Consultancy] report.

Having indicated last week that I believed the building had not been recently considered for listing, I have now retrieved the former inspector's notes and photos from an inspection on 17 August 2022. His assessment (attached) concluded that the building did not meet the high standards necessary to be listed at the national level, and we advised the owner of this in November 2022.

I have discussed this latest request with our Head of Regeneration & Conservation and our new inspector [redacted], and we consider our decision not to list in 2022 was the correct one. TAN24 states that all buildings built before 1700 which survive in anything like their original condition are listed. However, despite its early origins and evidence of historic fabric, this building does not survive in anything like its original condition. At the time of inspection the case for listing was already weak, as in our view the extent of alteration probably discounted inclusion: it looks as if the entire façade has been rebuilt, and its style is not sympathetic to the character of a historic building.

The former inspector raised the matter of condition in his assessment, and it appears that this has worsened since the inspection, but this is not material to a consideration of the building against the published listing criteria. In our view it is the basic alterations to the structure rather than its condition that render it un-listable.

I appreciate you'll be disappointed with this decision, but I'm afraid there is no basis to list.

Thanks

From: CPAT
Sent: Monday, January 29, 2024 11:29 AM
To: Cadw
Cc: Powys County Council
Subject: Powys CC Planning Application 23/1915/FUL at Troedrhifedwen Llanbister Road Llandrindod Wells - Objection

Good morning,

Following our email exchange on Friday, we have decided to object to the replacement building application on the application referenced above.

I have attached the Level2/3 building recording provided by [redacted] [The Scourfield Consultancy], which informs us of the internal features and largely intact layout of the early 17th century dwelling shown in the phased plans. The modern wall coverings may also hide further historic features which with demolition would be lost forever.

Following the information in the report, the phased plans, and informal comments from the author, we would like to ask Cadw to formally consider the building for listing assessment, if it has not already been through the process.

Kind regards,

Development Control Archaeologist
Clwyd-Powys Archaeological Trust