



Llywodraeth Cymru  
Parc Busnes Rhydycar  
Merthyr Tudful  
CF48 1UZ  
[cadw.llyw.cymru](mailto:cadw.llyw.cymru)

Welsh Government  
Rhydycar Business Park  
Merthyr Tydfil  
CF48 1UZ  
[cadw.gov.wales](http://cadw.gov.wales)

Amity Planning

Eich cyfeirnod  
Your reference

By Email

Ein cyfeirnod  
Our reference

Dyddiad  
Date

16 December 2024

Llinell uniongyrchol [Regulation 13 Personal Data]  
Direct line

Ebost  
Email:

[cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Statutory pre-planning application consultation for the Cadw – Change of use from Hotel to Dwelling houses, Buckland Hall, Bwlch, Brecon LD3 7JJ**

Thank you for your letter inviting our comments on the pre-planning application consultation for the proposed development described above.

**Advice**

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Having carefully considered the information provided, we have no objection to the proposed development in regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in the planning process is set out in Annex A.

**Assessment**

**PGW(Po)6(POW) Buckland House**

**Scheduled Monuments**

- BR009 Castell Blaenllynfi**
- BR036 Tump Wood Camp**
- BR112 Llwyn-y-Fedwen Standing Stone**
- BR124 Bwlch Round Cairn**
  
- BR140 Gileston Standing Stone**
- BR153 Allt yr Esgair Camp**
- BR197 Enclosure W of Allt yr Esgair**
- BR271 Bwlch Enclosure**
- BR283 Tor y Foel Deserted Rural Settlement**
- BR423 Cefn Moel Round Houses**

The above scheduled monuments are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these scheduled monuments and registered historic park and garden.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by Heneb: the Welsh Archaeology Trust [www.heneb.co.uk](http://www.heneb.co.uk)

Yours sincerely

[Regulation 13 Personal Data] Case Officer  
Historic Environment Branch



## Annex A

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

