

### LATE REPRESENTATIONS

#### Consultees:

##### CADW

'Cadw has no records of Tyn y Celyn being inspected at the last listing resurvey. The photographs provided suggest that it might not quite meet the criteria for listing but this is likely to be due only to the lack of some original features, such as window frames, which are modern replacements. However, such lost detail can, of course, easily be reinstated accurately and a positive decision on listing would then be more likely. It seems inconceivable that a traditional farmhouse like this should be considered for total demolition when it retains its original form and much of its original character and with sensitive repair could be a candidate for listing. Cadw would like the opportunity at this stage to visit and assess the building as many similar cases have revealed unexpected, hidden historic detail. A barn at a neighbouring farm, for instance, that was missed during the last listing resurvey, was spot listed in 2007 once Cadw realised the humble barn was originally built as a 15<sup>th</sup> / 16<sup>th</sup> century hall house. It is not, of course, just listed buildings that contribute to the character of rural Denbighshire. Traditional farmsteads, houses, cottages and other vernacular structures, dry stone walls, stone bridges, field barns etc are all essential elements of the overall composition and it is a lot more than the occasional listed building that needs to be valued. The authority does not have a "local list" but most authorities would have included Tyn y Celyn on such a list to ensure its significance was appreciated and the building protected from inappropriate alteration.'

#### From the applicant's agent.

On 10<sup>th</sup> November, 2017, the agent forwarded a copy of an Archaeological Assessment of the site by Aeon Archaeology dated November 2017. This is a 61 page document reviewing the archaeological and topographical background, the historical context, an assessment of heritage assets, and it provides a summary of impact and recommendations. The agents have provided the following summary:

The Aeon assessment..." concludes that Tyn Y Celyn is of a low (local) historic importance but the assessment also provides us with further details on the existing structure.

- Tyn Y Celyn is not recorded on any heritage database as a heritage asset.
- The site, or any of the structures within the site are not recorded post medieval period in the regional historic environment record.
- The ordnance survey drawing dated 1838 suggests that the house that stands today isn't the original dwelling as the lines don't line through. It suggests that the original access into Tyn Celyn ran through the area where the house now stands, the other access at the back which leads down to the main road suggests that this could have been the main access to the site at some point (see pic 11 on the attached document). Therefore Tyn Y Celyn does not represent a single construction episode and the map evidence suggests that the original structure was extended by a second period of construction. Looking at the maps between 1838 and 1875 some clear changes were made to the site and its during this time we believe the existing dwelling was built which would make the building 142 – 179 yrs old max.
- The report states that on the basis of available evidence the archaeological potential of the site is low and any further archaeological enquiry at the site would be likely to provide only minimal information/knowledge gain. Therefore there is no justification to undertake archaeological prospection at the site as a pre determination exercise.
- The heritage impact assessment did not identify any known archaeological sites within the proposed development area.
- On the basis of the evidence presented in the assessment the proposed development on the site would not be strictly contrary to any national policy. There appears to be no formal mechanism in the policy to balance harm to heritage assets against the benefits of a planning application, but where a historic asset is affected by a proposed change making an

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appropriate record and ensuring that this record or the result of any investigation are securely archived and made publicly available is important.

- Some internal features do survive but these are features found in any number of dwellings that make up the general housing stock in both England and Wales. They are common features and do not imbue Tyn Y Celyn with any particular architectural or historic merit.
- The fabric of the building and its visibility is important but there are many examples of farm houses in Denbighshire and as such this building is not especially distinctive to the history of the county or to north-east Wales. There are no apparent especial qualities to Tyn Y Celyn such as incorporation of the first, or only surviving, example of an architectural innovation of consequence, whether related to design, technology or social organisation.
- Tyn Y Celyn has no known associative value and insights into the personalities, of the building's owners.
- Overall Tyn Y Celyn does not detract from the Vale of Clwyd Landscape of Historic Interest or the Hirwaen Historic Landscape Character Area but its contribution is limited.
- Few individuals would draw elements of their identity from Tyn Y Celyn or have emotional links to it, it is not a collective, community monument with immediate evocation of past lives and events and it does not symbolise wider social, political or identity values.
- We would like to highlight the summary of the archaeological features listed on page 22 of the archaeological assessment which lists the physical, direct and indirect impacts of our proposal on the following.
- Tyn Y Celyn lacks some original features and has been fitted with modern Upvc replacement windows throughout and as suggested by CADW does not in its present state meet the criteria for listing.

1. Tyn Y Celyn and its Outbuilding  
Significance of effect – Moderate-Slight, Negative
2. Vale of Clwyd Landscape of Historic Interest  
Significance of effect – Moderate-Slight, Negative
3. Vale of Clwyd Historic Landscape Character Area Hirwaen  
Significance of effect – Moderate-Slight, Negative
4. Archaeological remains  
Significance of effect – Moderate-Slight, Negative

As a result of the above findings the mitigation measures recommended for the above if planning permission is granted are:-

1. The council should secure a programme of analytical historic building recording prior to demolition by means of a suitably worded condition.
2. The council should secure a programme of archaeological watching brief, recording, assessment analysis, reporting, dissemination and archiving by means of a suitably worded condition."

### OFFICER NOTES

The Committee report includes explanation of the process through which the application has passed and sets out in some detail the respective comments from consultees and the applicant's representatives, so members have relevant material before them to assess the merits of the application. The information received since the drafting of the report from CADW and the applicant's agent's summary of an Archaeological Assessment by Aeon archaeology quoted above are also relevant to the issues, and should be taken into account.

Officers recognise concerns over the delay in moving the application to determination, but it is respectfully suggested that due process has been followed in this instance and that there can be no argument that the Council has overlooked considerations relevant to the weighing up of the merits of the application.

CPAT are a regional advisory body who provide comments to local planning authorities on all aspects of the historic environment. They work alongside CADW in providing information to assist

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the decision making process. They have a right to comment on applications, and the Council is obliged – as with other consultation bodies - to have regard to the representations they make. In this instance, they are essentially alerting Denbighshire to the value of an asset and it is up to the Council to accept or not accept that advice. Officers' advice remains that the substance of CPAT's responses alongside that from other consultees has to be considered in the context of the key planning policy which sets specific tests including assessment of whether a building is of local historical importance and is structurally sound.

CADW have provided comments on the case for listing the farmhouse, as quoted above. Whilst not saying it is worthy of listing in its current form, they do reinforce the comments of CPAT and the Conservation Officer that the building is of local historical importance. In Officers' reading of the Aeon Archaeology Assessment, this does not contradict this basic evaluation as it provides a detailed review of the significance of the historic asset, and in Section 7.1 contains a Description of Tyn y Celyn which acknowledges this :

'The structure qualifies a locally important heritage asset as a consequence of age and for its potential to enhance knowledge of rural settlement, social history and agricultural economy. It retains some archaeological potential, with a probability of the presence of associated archaeological features and deposits. The structures themselves may be expected to contain evidential information concerning chronology and building techniques.'

The term 'Local historical importance' is referred to in test ii) of policy RD4 of the Local Development Plan. It is not defined in the Plan, but CADW have recently issued Best Practice Guidance in Wales, within which there is helpful clarification of what are referred to as 'Historic Assets of special local interest in Wales'. These are described as assets which may not be of national importance, and which have no formal recognition or protection, but are of valued local heritage which make an important contribution to local distinctiveness and contribute to the character of an area. CADW and Welsh Government are encouraging local authorities to identify historic assets of local interest and maintain a list of them; and to develop Development Plan policies for their conservation and enhancement.

Ultimately it is incumbent on the Committee to assess the application against current planning policy and guidance, having regard to the substance of representations. The officer recommendation, based on the comments of the Conservation Officer, CPAT and CADW, remains that the farmhouse is clearly structurally sound, is of local historical importance and makes a valuable contribution to the character of the County, and hence the proposal is in conflict with the key tests of Policy RD4.