



## 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 circular guidance.

PPW (Chapter 6 – The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. 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 protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. 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.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest 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.

## Assessment

The proposed development is located within the setting of the registered historic park and garden at Gregynog PGW (Po) 33(POW). The proposed extension will be partly visible from the Galloping Drive at Gregynog, however, we consider that the impact will not be significant.

## Officer Appraisal

### Historic Park and Gardens

The proposed development is located in close proximity to Gregynog Registered Historic Park and Garden and therefore CADW and Welsh Historic Gardens have been consulted on the application.

In relation to considering applications which may affect the setting of Historic Parks and Gardens, Planning Policy Wales states that 'Local planning authorities should protect and conserve parks and gardens and their settings included in the register of historic parks and gardens in Wales'. TAN 24 and UDP Policy ENV16 reflects this requirement and UDP ENV16 states that development unacceptably adversely affecting the character or appearance of historic parks and gardens and their setting will be opposed.

The Welsh Historic Parks and Garden were consulted regarding the application but did not wish to comment on the proposed development. However, CADW have now responded

which noted the proposed development is located within the setting of the registered historic park and garden at Gregynog PGW (Po) 33(POW). The proposed extension will be partly visible from the Galloping Drive at Gregynog, however, CADW consider that the impact will not be significant.

In light of the above it is therefore considered that the proposed development fundamentally complies with Policy ENV16 and TAN 24: The Historic Environment (2017).

### **RECOMMENDATION - Conditional Consent**

In light of the additional information received above it is considered that the development fundamentally complies with relevant planning policy and the recommendation is one of conditional consent.

### **Conditions**

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as approved on XXXXXXXX (drawing no's:RPP08.1.3.02, RPP08.1.3.03, RPP08.1.3.04, RPP08.1.3.05, RPP08.1.3.06, RPP08.1.3.07, RPP08.1.3.08).

### **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.

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