



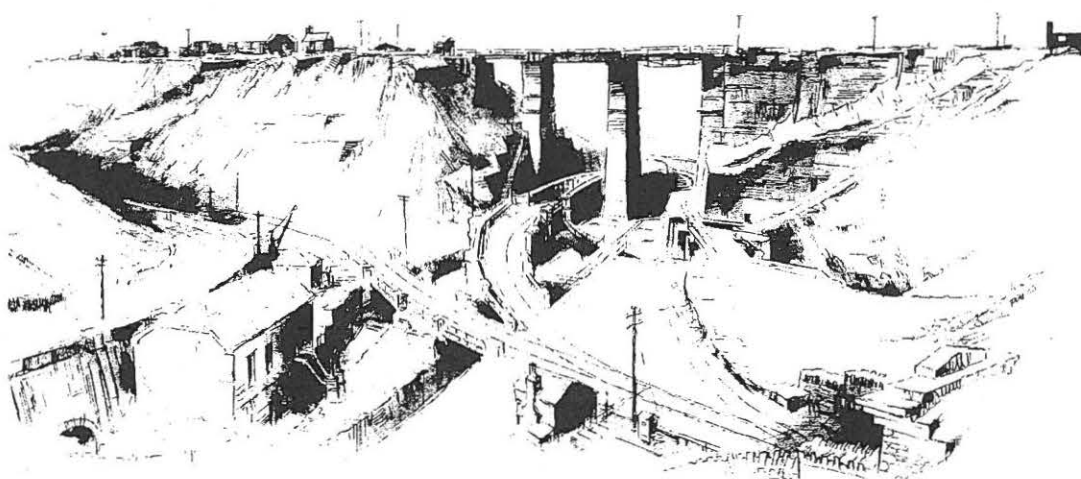
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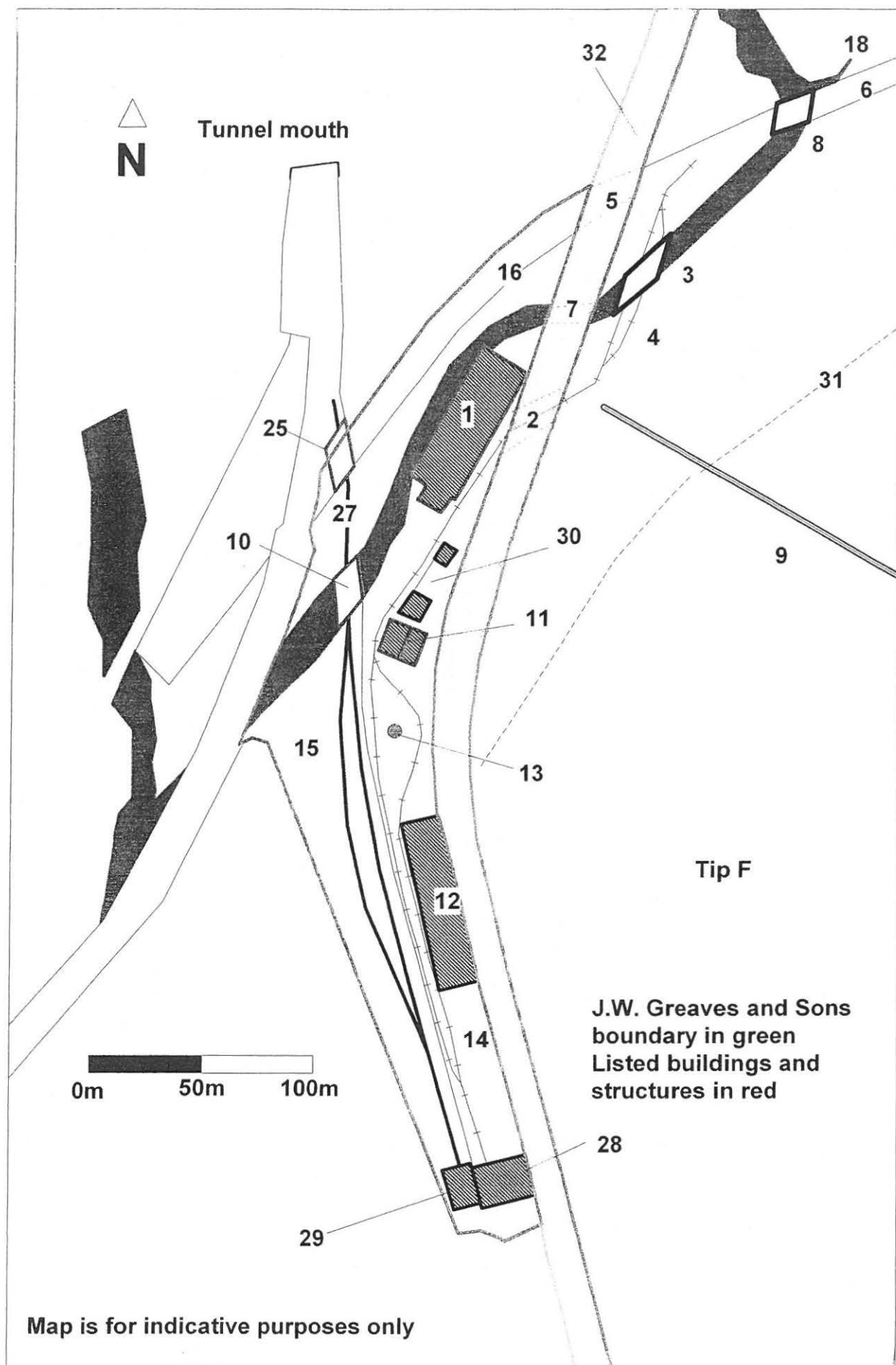


## **CONSERVATION MANAGEMENT PLAN FOR THE PANT YR AFON SITE APPENDICES**

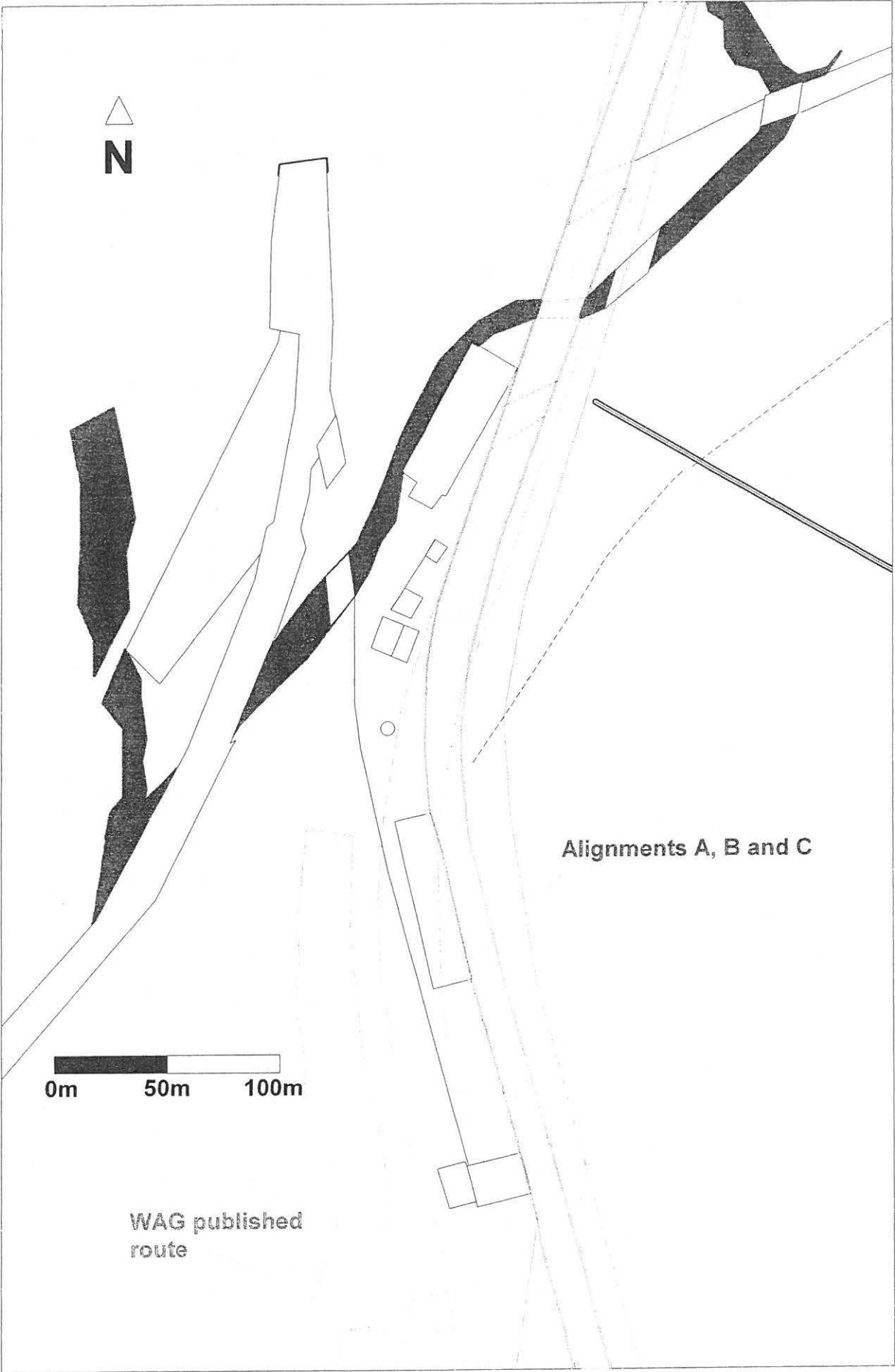
On behalf of  
**J.W. Greaves and Sons Ltd,**  
April 2005

Report GC103

Appendix 1, map 1: Pant yr Afon - site and features



Appendix 1, map 2: Road Alignments

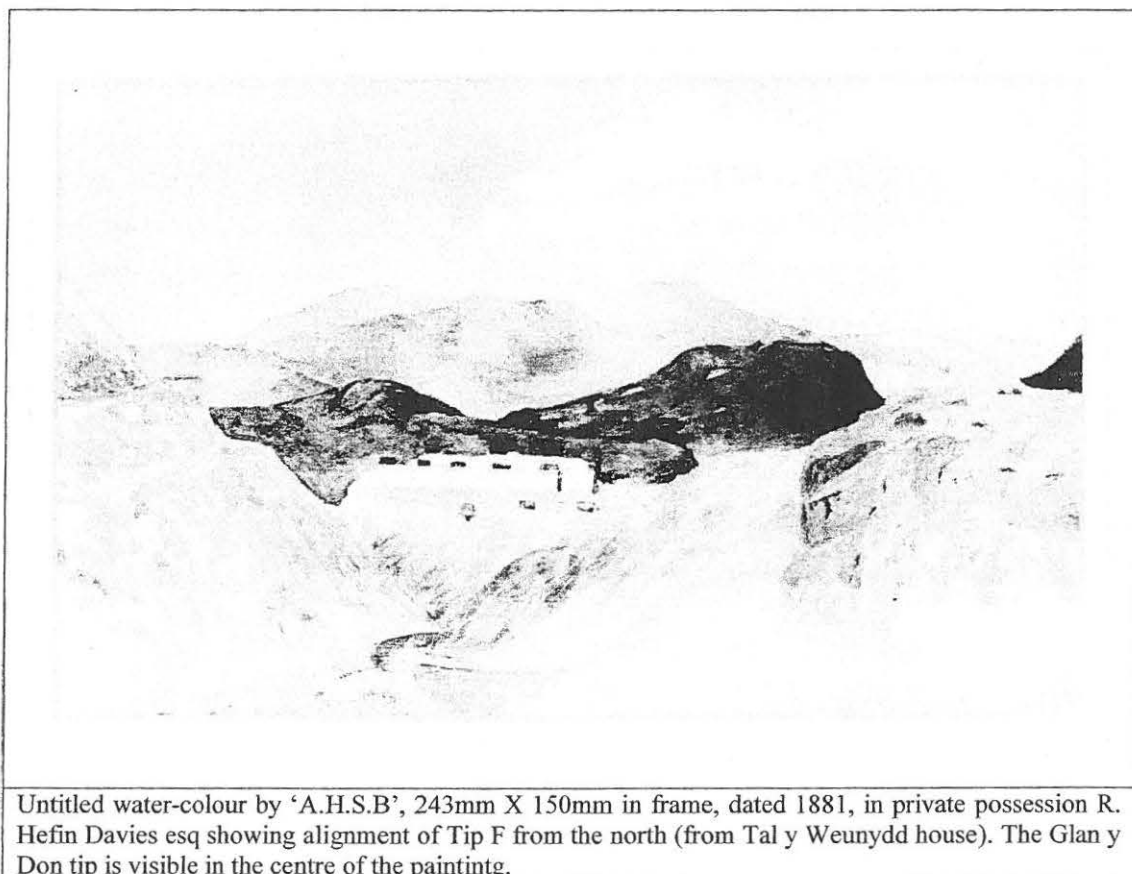


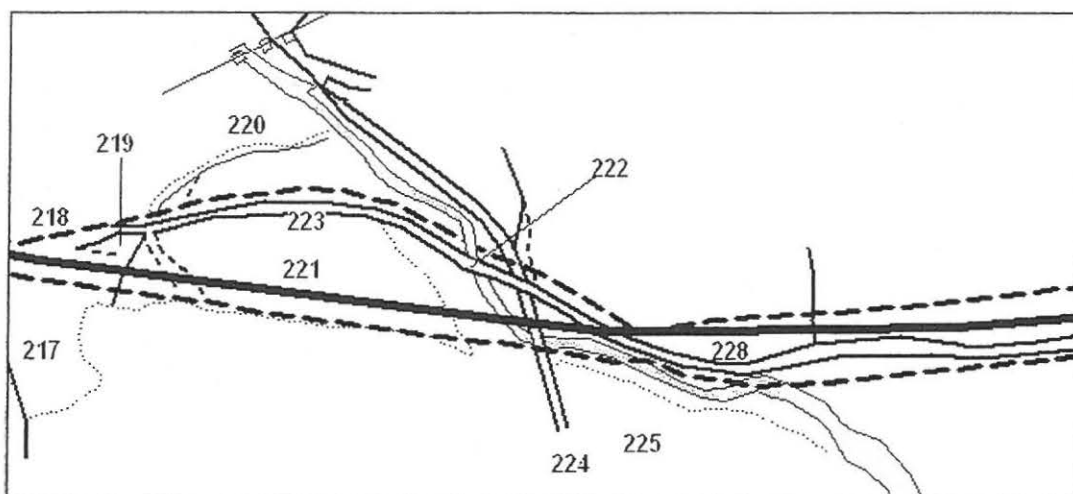
## CONSERVATION MANAGEMENT PLAN: PANT YR AFON SITE

### Appendix 2.

#### ARCHIVE MAPS AND ILLUSTRATIVE MATERIAL.

The following represent a selection of material from the project archive. It should be noted that collection of archive maps and illustrative material associated with the site is growing and only an indicative selection can be made here.

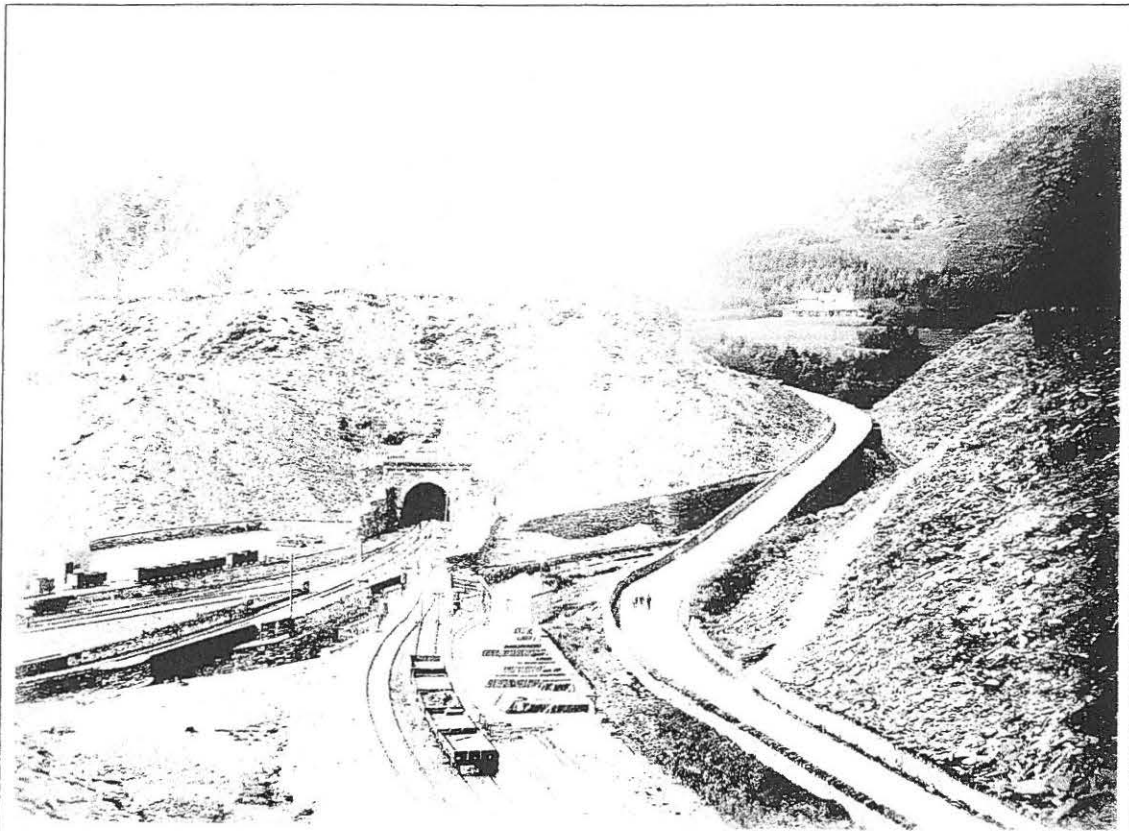




A drawing traced from DRO: Z/CD/171 – sheet 2, plan of Portmadoc and Beaver Pool turnpike, deposited 30 November 1863. The dotted lines on the original represent the foot of the slate tips – the map confirms the extent of Tip F in 1863 and indicates that it has hardly extended westwards since then. The heavy dotted lines represent the permitted limit of deviation of the route then proposed, and the heavy solid line the actual projected route, effectively the present A470. North is at the right of the drawing – there is neither compass rose nor scale on the original.

The following information is taken from DRO: Z/CD/170, the book of reference to accompany the plans.

<i>Number</i>	<i>Description of property</i>	<i>Owner or reputed owner</i>	<i>Lessees or reputed lessees</i>	<i>Occupiers</i>
217	Pasture field	Wm Oakeley	E.W. Mathew	E.W. Mathew
218	Slate spoil on tip land	Wm Oakeley	The Welsh Slate Quarry Company	The Welsh Slate Quarry Company
219	Pasture field	Wm Oakeley and others	J.W. Greaves	J.W. Greaves
220	Pasture field	Lord Mostyn, Thomas Hughes and Llewellyn Lloyd as trustees of Colonel Haygarth	John Edwards	John Edwards
221	Tip of waste land	Wm Oakeley and others	J.W. Greaves	J.W. Greaves
222	Bridge	Surveyor for the County of Merioneth	J.W. Greaves	J.W. Greaves
223	Public highway	Surveyor of highways	(blank)	(blank)
224	Tram road	J.W. Greaves	J.W. Greaves	J.W. Greaves
225	Slate spoil and tip land	J.W. Greaves	J.W. Greaves	J.W. Greaves
226	River Rhiwbryfdir	J.W. Greaves	J.W. Greaves	J.W. Greaves
227	Pasture and waste land	J.W. Greaves	J.W. Greaves	J.W. Greaves



Pant yr Afon in 1887; reproduced by kind permission of Adrian Gray, archivist, FR. This shows the power station as yet un-constructed. The arrangements for piggy-backing, possibly introduced the previous year, are evident, in the shape of the three turntables to allow the narrow gauge wagons to be loaded bodily onto the standard gauge flat-beds.

## CONSERVATION MANAGEMENT PLAN: PANT YR AFON SITE

### Appendix 3.

#### EXAMPLES OF OTHER INTERMODAL CHANGE-OF-GAUGE TRANSFER SITES.

The following gazetteer is not comprehensive in that no international survey of such sites has been carried out. It is drawn up from the author's personal knowledge.

##### 1 United States of America:

- None is recorded in the United States Department of Transportation volume *A Nation in Motion*.

##### 2 United Kingdom: England

- Waterhouses station, Leek and Manifold (Staffordshire) – goods shed survives, painted in L&M livery, in use as a cycle hire centre.

##### 3 United Kingdom: Ulster

- Strabane station on the County Donegal Railway was demolished for security reasons during the Troubles.

##### 4 United Kingdom: Wales

- Dinas station, Welsh Highland Railway (Gwynedd) – goods shed survives; otherwise the site has been adapted to the requirements of a tourist railway and most significant features have been eradicated.
- Beddgelert siding, Welsh Highland Railway/Croesor Railway – the site has been adapted to the requirements of a tourist railway and most significant features have been eradicated.
- Tyddyn y Bengam, Nantlle Railway (Gwynedd) – this site heavily overgrown
- Minffordd yard, Ffestiniog Railway (Gwynedd) – the goods shed and narrow gauge sidings remain; site adapted for use as permanent way depot.
- Tywyn Wharf station, Talyllyn Railway (Gwynedd) – platform survives, some narrow gauge track; site heavily adapted to the requirements of a tourist railway and most significant features have been eradicated.
- Welshpool station, Welshpool and Llanfair Railway (Powys) – site eradicated
- Machynlleth station, Corris Railway (Ceredigion) – site adapted as Dyfi EcoParc; site built over

##### 5 Republic of Ireland

- It is possible that some elements survive at Ennis, West Clare Railway (County Clare), and at Tralee, Tralee and Dingle Railway (County Kerry).

##### 6 Continental Europe

- No detailed information is available. Facilities remain in use, and 'piggy-backing' is still carried out, on the Harz Railway in Germany and the Gniezno Railway in Poland.

## CONSERVATION MANAGEMENT PLAN: PANT YR AFON SITE

### Appendix 4.

#### 1. STATUTORY AND POLICY CONSIDERATIONS.

##### 1.1 Archaeology

##### 1.1.1 The Ancient Monuments and Archaeological Areas Act 1979.

##### 1.1.1.1 The Act defines a "monument" in section 61(7) as:

*(a) any building, structure or work, whether above or below the surface of the land, and any cave or excavation*

*(b) any site comprising the remains of any such building, structure, or works or of any cave or excavation*

*(c) any site comprising, or comprising the remains of, any vehicle, vessel or aircraft or other movable structure or part thereof which neither constitutes nor forms part of any work which is a monument within paragraph (a) above.*

1.1.1.2 Pant yr Afon does not contain any scheduled ancient monuments but it is of archaeological significance, contains listed structures and is affected by the proposed realignment of the A470 (T). The Pant yr Afon Hydro-electric power station is a Grade II\* listed building which is still in use.

1.1.1.3 The Ancient Monuments and Archaeological Areas Act introduced "areas of archaeological importance" within which a formal mechanism is required to enable an appropriate body to investigate and record any significant items. They are the subject of part 2 of the Act, which was brought into force on April 14 1982 by Statutory Instrument 1982 No. 362. This site is not a designated area of archaeological importance but other arrangements can be made to ensure that the archaeological implications of development are adequately assessed before permission is granted and that archaeological discoveries made during the works are properly recorded. This is particularly the case here where listed buildings stand on ground which contains industrial archaeological remains (see Welsh Office Circular 61/96 entitled "Historic Buildings and Conservation Areas", paragraph 10 to which I shall refer later.

##### 1.1.2 Welsh Office Circular 60/96 **Planning and the Historic Environment: Archaeology.**

1.1.2.1 Paragraph 3 emphasises the high regard that the Welsh Assembly Government attaches to archaeological remains and the importance of protecting them:

*Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed.*

*Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development, there should be a presumption in favour of their physical preservation.*

1.1.2.2 The effect of any proposal on the archaeological value of a site or its interest is a material consideration in its determination.

1.1.2.3 Paragraphs 5, 7 and 10 highlight the need for archaeology to be fully considered by local authorities in their capacities as planning and highways authorities, developers, landowners and occupiers. This is relevant to sites that are both scheduled or unscheduled.

1.1.2.4 Priority should be given to preservation "in situ i.e. a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. In certain circumstances, it may be possible to preserve important archaeological remains where developers prepare sympathetic designs using, for example, foundations



which avoid disturbing the remains altogether or minimise damage by raising ground levels altogether...sealing archaeological remains underneath buildings...thus securing their preservation for the future..." (Paragraph 17)

1.1.2.5 Preservation of archaeological remains by record is advocated where remains are considered to be of lesser importance. Conditions can be attached to secure excavation and recording of the remains before development takes place. This is a second best option as excavation results in the destruction of the evidence and can be time-consuming and costly (Paragraphs 18 and 19). Excavation and investigation is a possibility (Paragraphs 20 and 21). Investigation in such circumstances is best achieved by voluntary agreement. This has the advantage of setting out the developer's commitment, is more flexible and reduces both financial and costly delays.

### 1.1.3 Planning Policy Wales (March 2002).

1.1.3.1 This document sets out The Welsh Assembly Government's land-use planning policies as they apply in Wales.

1.1.3.2 **Effective protection of the environment** is one of the Welsh Assembly Government's four main objectives in relation to "sustainable development" as specified in paragraph 2.1.4).

1.1.3.3 One of its **Key Policy Objectives** in Paragraph 2.3.2 is to "*help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity.*"

1.1.3.4 Chapter 6 sets out policy guidance on "Conserving the Historic Environment" which is seen as "*a key aspect of local authorities' wider sustainable development responsibilities ...*" (Paragraph 6.1.2).

1.1.3.5 Paragraph 6.1.1 seeks to ensure that archaeological remains are protected because they "*are a finite and non-renewable resource, part of the historical and cultural identity of Wales, and valuable both for their own sake and for their role in education, leisure and the economy, particularly tourism*".

1.1.3.7 Paragraph 6.5.1 reiterates the advice given in **Welsh Office Circular 60/96** that nationally-important archaeological remains, whether scheduled or not, as well as their settings should be preserved *in situ* when they are likely to be affected by proposed development. On sites of lesser importance archaeology needs to be weighed against other factors, including the need for the proposed developments.

1.1.3.8 Archaeological field assessments, investigation and subsequent recording should be carried out before development commences and in certain cases is allowed (Paragraphs 6.5.2-6.5.5). Archaeological assessments can be commissioned as part of an Environmental Impact Assessment that will provide information on the archaeological sensitivity of a site.

1.1.4 The **Gwynedd Replacement Structure Plan** was approved on 29 October 1993 and became operative on 22 November 1993.

#### 1.1.4.1 Strategic Policy 1 states:

*"Settlements in Gwynedd will be developed at rate consistent with the needs of their communities for housing, work, leisure and community services, within a framework of policies which safeguard community life, and help conserve the environment."*

1.1.4.2 Policy D4 states, "*careful location, siting and design will be a material consideration in the determination of all applications for development in order to minimise any adverse impact on the environment, where appropriate, planning applications should be accompanied by a comprehensive environmental statement in accordance with the relevant legislation*".

#### 1.1.4.3 Policy D15 states:

*In considering proposals for development the planning authorities will ensure that:*

(i) *Scheduled ancient monuments and their settings will be preserved intact and planning permission will be refused.*

(ii) *Areas of archaeological importance and unscheduled archaeological sites (including those important sites which are presently unknown but which may be discovered during the plan period) and their settings which are considered to be of sufficient regional, local or academic interest to merit preservation, will be preserved and planning permission will be refused.*

(iii) *For archaeological sites not meriting preservation, planning consent will be withheld until provision has been made by the developer for an appropriate archaeological response before and during the development either through written legal agreement or through the attachment of conditions to any planning consent.*

(iv) *For archaeological sites of unknown importance and areas of high archaeological potential provision will be made for investigation before and during development.*

(v) *Schemes for development of visitor and educational facilities at and management of appropriate archaeological sites will be encouraged provided they comply with the above.*

1.1.4.4 Policy D16 states "there will be a presumption in favour of retaining a representative selection of industrial archaeological sites and monuments which will be protected from redevelopment and derelict land reclamation schemes."

1.1.5 The **Porthmadog – Ffestiniog Local Plan** was placed on deposit in December 1977 and became operational on 1 October 1979. It contains no policies on archaeology.

1.1.5.1 The **Gwynedd Replacement Structure Plan** and **The Porthmadog – Ffestiniog Local Plan** together constitute the *statutory development plan* for the area.

#### 1.1.6 **The Gwynedd Unitary Development Plan (Deposit Draft)**

1.1.6.1 This plan was first published in consultation draft form in July 2002. When adopted it will lead and control land use in Gwynedd up to 2016. The consultation period extended until the 28 October 2002.

1.1.6.2 Cyngor Gwynedd Council's Board approved amendments to this Plan on 11 May 2004. These amendments will be included in the Deposit Draft version of the Plan that will be subject to a further public consultation exercise between 14 June 2004 and 30 July 2004. It contains the following policy (**B7**) on sites of Archaeological Importance:

*Proposals that will damage or destroy archaeological remains of national importance (whether scheduled or not) or their setting will be refused.*

*A development, which affects other archaeological remains, will be permitted only if the need for the development overrides the significance of the archaeological remains. In areas where there are likely to be archaeological remains, the developer will be required to commission either an archaeological assessment and/or field evaluation in order to determine the archaeological impact of the proposed development before the planning authority determines the application. The assessment / evaluation results must be submitted with the planning application, in addition to a plan showing how the impact of the proposal on the archaeological remains will be mitigated.*

*If a proposed development will have an adverse impact on archaeological remains, then the developer should prepare sympathetic plans, which retain the remains in situ. Planning conditions or agreements will be used in appropriate cases to ensure that the work of excavating and recording the remains takes place prior to commencement of the development.*

*Schemes that will facilitate the management and interpretation of archaeological sites for educational or tourism purposes will be supported."*

#### 1.1.7 **The Eryri Local Plan (Draft)**

1.1.7.2 Policy **PC1** seeks to:

*"Protect and enhance the natural beauty, wildlife, historic or cultural heritage of the area especially where such development improves the quality or status of these assets..."*

1.1.7.3 Policy **PC3** requires all of the criteria stipulated within it to be satisfied when determining development proposals. One of these is that development proposals should respect and retain *"existing features or details of landscape, historic, wildlife or cultural importance."*

1.1.7.4 Paragraph **7.13** emphasises the need to protect buildings or areas of statutory conservation importance from unsympathetic development, to conserve directly or indirectly the importance and variety of the area's built heritage, to ensure that any changes to such buildings or structures respect their status and that their setting is not detrimentally affected, and to encourage good design practice throughout the plan area based on the principles and practices used in respect of such structures and areas.

1.1.7.5 Archaeology Objectives.

- i. *To safeguard as complete a representative selection of archaeological and historic sites, monuments and landscapes as possible, whether they are scheduled or not and to protect them from potentially damaging forms of development;*
- ii. *To maintain a record of these sites and to seek the designation of important unprotected sites;*
- iii. *To encourage landowners and developers to recognise the importance of the archaeological resources of the Plan area and to use the development control process to protect them from unnecessary damage*

1.1.7.6 Paragraph **8.15** states that taking account of local and national policies and guidance the Local Planning Authority's objectives in respect of development, which could affect sites of archaeological interest, will be the above.

1.1.7.7 Policy **AR1** states:

*The Local Planning Authority will resist any development which would damage, destroy, obscure, or adversely affect nationally important archaeological or historic sites, monuments or landscapes or the setting of such features (whether scheduled or not).*

1.1.7.8 Policy **AR2** states:

*Where a development will affect a known site or area of less than national importance, an applicant will be required to prepare an archaeological assessment of the site to be submitted to the local Planning Authority prior to the determination of an application. If in the light of such an assessment or as a result of any other overriding considerations, the Local Planning Authority considers the proposal to be acceptable... a suitably worded condition will be attached to the planning permission.*

1.1.8 **Register of Landscapes of Outstanding Historic Interest in Wales 1998**

1.1.8.1 Blaenau Ffestiniog is included in this document and is described as:

*the foremost slate mining and quarrying landscape in Wales... containing an undisputed wealth of industrial archaeological remains comprising visually imposing and extensive slate quarry and mine workings, waste tips, associated buildings transport systems and settlements dating from the late C18th to the early 20<sup>th</sup> centuries.*

1.1.9 **Review of the Historic Environment in Wales – A Consultation Document (March 2003)**

1.1.9.1 This consultation document was produced following a conference on the historic environment of Wales. In the foreword Sue Essex as then Minister for Environment states:

*the value we place on our environment cannot be separated from the cultural and social characteristics which have grown out of it and continue to define its particular identity.*

The document continues by stating that the landscape and historic environment of Wales is a major asset and that the built heritage not only embraces the natural and historic environment but also archaeology.

*Conservation is ... often dependent on accommodating change and successful design in the historic environment and is reliant on a programme of management which links conservation policies to wider urban design and regeneration strategies.*

1.1.9.2 Paragraph 18 states that improved physical and intellectual access can make a real contribution to social sustainability and cohesion by sharing the past with the present. Paragraph 25 states that it is essential that the community, developers and above all:

*the range of public authorities with the power to impact so heavily on our visual and social environment need to be able (or to be aided) to understand the character of the area in which they intend to intervene ...*

Paragraphs 47-50 state that cultural tourism will undoubtedly become more popular and needs to be fostered.

#### 1.1.10 *Industrial Heritage of Slate 2000*

1.1.10.1 This booklet is produced by CADW as one of the *Caring for ...* series; it is concerned with Gwynedd's slate heritage. It emphasises the need for each one of us to ensure its survival. The slate industry and its remains are not only of interest to modern historians but influence our modern environment, contribute to our understanding of the past and can be presented and marketed in an imaginative and informed manner for visitors. There are other opportunities to integrate visitor facilities with the past.

1.1.10.2 Pant yr Afon is a typical example waiting to happen.

### 1.2 **Listed Buildings**

1.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990.

1.2.1.1 Section 1(1) declares that a listed building is a building "*of special architectural or historic interest.*"

1.2.1.2 The House of Lords have determined that buildings of special architectural or historic interest should be preserved:

*...the public interest in the preservation of buildings of special architectural or historic interest needs no emphasis. Once a building has been listed, that public interest has been declared. (Robbins v. Secretary of State [1989] 1 W.L.R. 204 per Lord Bridge at 211 H).*

1.2.1.3 In addition to the building itself being listed the Act provides that the following shall be treated as part of the building:

- (1) any object or structure fixed to the building
- (2) any object or structure within the curtilage of the building, but only if it has formed part of the land since before 1 July 1948.

1.2.1.4 A listed building is a much broader concept therefore and its curtilage may be large even extensive or small. Ancillary buildings or structures which are not included in the list of buildings of special architectural or historic interest compiled by CADW) may be listed by virtue of being physically attached to or within the curtilage of a building that is listed.

1.2.1.5 At Pant yr Afon a group of listed buildings are within the same hereditament. They are linked by numerous structures comprising a platform, bridges, and tracks and must be considered as within the same curtilage.

1.2.1.6 The following are comprised in the listing of a building:

- (i) The building/s included in the list compiled by Cadw.
- (ii) The whole of the principal building/s including their interior.
- (iii) Any object fixed to the building at the date of listing provided that it is a "fixture" according to the normal rules of land law.
- (iv) Any structure fixed to the building/s at the date of listing. If it is a building providing that it is ancillary to the principal building.
- (v) The curtilage must be identified. Relevant factors are the physical layout of the principal buildings and any others that might or might not be within the curtilage, ownership past and present, and their function past and present.

## 1.2.2 Welsh Office Circular 61/96: **Historic buildings and Conservation Areas**

1.2.2.1 Largely repeats the above and must be read in conjunction with **Planning Policy Wales** (March 2002).

1.2.2.2 Paragraph **91** emphasises that the substantial or total demolition of any listed building will not be consented:

*without convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses, and these efforts have failed...or that redevelopment would produce substantial for the community which would decisively outweigh the loss resulting from demolition.*

The following considerations should be pursued by every authority in determining applications for the substantial or total demolition of a listed building:

- (i) The building's condition.
- (ii) The adequacy of efforts made to retain the building in use.
- (iii) The merits of alternative proposals for the site. Even where it is thought that the proposed works would bring substantial benefits to the community listed buildings should be retained and incorporated in any new scheme.

1.2.2.3 Gutting and reconstruction is not an acceptable approach (Paragraph **98**).

1.2.2.4 Careful removal, storage and later rebuilding are not an approach that is favoured by CADW either.

## 1.2.3 Welsh Office Circular 1/98: **Planning and the Historic Environment; Directions by the Secretary of State for Wales**

1.2.3.1 This revises Circular 61/96 in respect of demolition procedure and certain consultation procedural requirements.

## 1.2.4 **Planning Policy Wales** (March 2002).

1.2.4.1 This document should be read in conjunction with the above and should be taken together in the exercise of any functions in relation to listed buildings.

1.2.4.2 It is a matter of national policy that listed buildings should be preserved. "*There should be a general presumption in favour of the preservation of listed buildings.*" (Paragraph **6.4.6** of **Planning Policy Wales** (March 2002).

## 1.2.5 **The Gwynedd Replacement Structure Plan**

1.2.5.1. Policy **D21** states, "Any proposal to alter, extend, render or otherwise change a listed building shall respect the setting, form, mass, scale, materials and character of the original."

1.2.5.2 Policy **D22** states, "Any development or redevelopment in close proximity to a listed building and having a bearing on its setting and character will be carefully controlled."

1.2.5.3 Policy **D23** states "Applications for the demolition of any listed building will be granted only if the reasons for demolition are acceptable to the local Planning Authority and are accompanied by full detailed proposals for the after – use of the site which merit the approval of the Local Planning Authority."

1.2.5.4 Certain factors will have to be taken into account in any application. These are the building's importance intrinsically and relatively bearing in mind the presence of other listed buildings in the neighbourhood; architectural merit and historic interest; the building's condition; cost of repair; whether any grants have been paid on it; the importance of any alternative uses for the site and whether any proposed use of the site for some public purpose would enhance the environment of that particular area.

#### 1.2.6 The Porthmadog – Ffestiniog Local Plan

1.2.6.1 This Plan contains no policies on listed Buildings but Paragraph 9.13 states, "*These buildings are regarded as an important part of the area's heritage... and ...should be preserved, and, where possible improved.*"

#### 1.2.7 The Gwynedd Unitary Development Plan (Deposit Draft)

##### 1.2.7.1 Policy B1:

*Proposals for the total or substantial demolition of listed buildings will be refused unless there are exceptional circumstances. Such proposals will need to provide clear evidence of all of the following:*

- (1) The condition of the building, repair and maintenance costs;*
- (2) That every effort has been made to retain the current use or seek a new viable use and that these efforts have failed;*
- (3) That the property has been on the market for at least two years at a fair price that reflects the true condition of the building and that no reasonable offer has been rejected;*
- (4) That it is not possible or appropriate to retain the building under charitable or community ownership;*
- (5) That there is a detailed plan for redevelopment of the site and that redeveloping the site would offer significant benefits to the local community and override the need to retain the building.*

*If permission is very occasionally granted to demolish the building or structure, conditions will be attached to the permission prohibiting demolition work until the contract to redevelop the site has been let and to ensure that building materials from the original building are used in the plan to redevelop the site or are available to reuse in another development scheme."*

##### 1.2.7.2 Policy B2:

*Proposals for external or internal alterations, additions, or change of use of listed buildings or curtilage buildings (which form part of the land since before 1948) will only be approved provided that the proposal will not have an unacceptable impact on the special architectural or historical character of the Listed Building.*

##### 1.2.7.3 Policy B3:

*Proposals on sites affecting the setting of a Listed Building will only be approved provided that all the following criteria can be met:*

- (1) That the design of the development enhances the special quality of the main building as well as the positive qualities of the local environment;*
- (2) That it does not lead to the loss of features such as walls, railings, ancillary buildings, landscaping, hedges, trees, associated objects, surfaces or archaeological remains that contribute to the special character of the Listed Building;*
- (3) That it does not have an unacceptable impact on important views of and from the building."*



## 1.2.8 The Eryri Local Plan (Consultation Draft).

### 1.2.8.1 Paragraph 7.13 details the Plan's Built Heritage Objectives; these seek to:

*To conserve directly and indirectly the importance and variety of the Built Heritage of the Local Plan Area.*

- i. *To protect buildings or areas of statutory conservation importance from unsympathetic development.*
- ii. *To continually review the Schedules of buildings, structures and areas of conservation importance to ensure that all important features areas safeguarded.*
- iii. *To ensure that any change to buildings of conservation importance is compatible with the status accorded to that building or structure.*
- iv. *To ensure that developments in close proximity to buildings or structures of importance do not detrimentally affect the setting or character of these features.*
- v. *To encourage the sympathetic design principles and practices used in respect of buildings and areas of conservation importance as a model for good design practice throughout the Plan area.*

*To encourage the visual enhancement and amenity of settlements within the Plan area through programmes of environmental improvement.*

### 1.2.8.2 Policy TA1 seeks:

*"To protect those buildings or structures in the Plan Area that are listed as being of Special Architectural or Historic Interest, the Local Planning Authority will require development proposals to comply with all of the following criteria...*

- iv. *The demolition or partial demolition of a Listed Building is only undertaken in exceptional circumstances where the Local Planning Authority is persuaded that a building or part thereof, cannot be retained or is not worthy of retention..."*

### 1.2.8.3 Policy TA2 states that:

*Where development is proposed on a site adjacent to or visually associated with a Listed Building the Local Planning Authority will require the submission of a detailed planning application. In determining the application the Local Planning Authority will ensure that the proposed development respects the character and style of the Listed Building in terms of its siting, scale, design and materials used in its construction. Proposals for development that would adversely affect the setting of a Listed Building will be resisted."*