

Eryri National Park Local Development Plan

Development Policy 7: Listed and Traditional Buildings

Proposals for the alteration, extension or change of use of a listed or traditional building whether internally or externally, will only be supported where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building or historic features.

The conversion or change of use of a listed or traditional building will only be permitted: where the following criteria are satisfied:

- i. The proposal conserves the contribution made by the building to the character of the National Park.
- ii. The materials and finishes used in the building works are compatible in all respects with those of the original structure.
- iii. The proposal conforms with all other relevant policies of this plan especially Development Policy 9: Conversion and change of use of rural buildings.
- iv. The development would not have a detrimental effect on the setting of a listed or traditional building.

An independent structural survey will be required where there is any doubt over the structural stability of the building or it is considered that the proposed works would result in major or substantial reconstruction.

Planning applications should include details of all alterations and other works to demonstrate the effect of the proposal on the appearance, character and setting of the building and include where relevant species surveys⁶ and any proposed mitigation details.

Listed buildings only:

The addition of satellite dishes, inappropriate solar panels, upvc windows and doors or other modern features will not normally be permitted.

The demolition, or partial demolition, of a listed building will only be permitted in the rarest of circumstances where the Authority is convinced that the building, or part thereof, cannot be retained, or is not worthy of retention. The National Park Authority must be wholly satisfied that the proposed re-use of the site will bring benefits to the character or amenity of the locality or the wider National Park that outweigh the loss of the building.

In the case of deliberate neglect to Listed Buildings at risk the National Park Authority will take action to safeguard the building(s).

Anglesey and Gwynedd Joint Local Development Plan

STRATEGIC POLICY PS 20: PRESERVING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS

In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:

1. Scheduled Ancient Monuments and other areas of archaeological importance (in line with Policy AT 4).
2. Listed Buildings and their curtilages.
3. Conservation Areas (in line with Policy AT 1).
4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT 1).
5. Candidate World Heritage Sites.
6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT 1).
7. Buildings of architectural/ historic/ cultural merit that are not designated or protected (in line with Policy AT 3).