

Application No	W/34901
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Application Type	Full Planning
Proposal & Location	DETACHED DWELLING HOUSE AT LAND AT MOUNTHILL, MOUNT PLEASANT, PENSARN, CARMARTHEN, SA31 2LJ

Applicant(s)	MR & MRS M GRIFFITHS, MOUNT HILL, MOUNT PLEASANT, LLANGUNNOR, CARMARTHEN, SA31 2LJ
Agent	JCR PLANNING LTD - RICHARD BANKS, UNIT 2 CROSS HANDS BUSINESS WORKSHOP, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
Case Officer	Stuart Willis
Ward	Llangunnor
Date of validation	29/12/2016

CONSULTATIONS

Head of Transport – Has recommended conditions with any approval.

Dwr Cymru/Welsh Water – Has responded raising no objections.

Llangunnor Community Council – Has no objections subject to the usual neighbour consultation and that details covered in Part 6.2 of the application being strictly enforced.

Local Member - County Councillor D E Williams has requested the application be presented to the Planning Committee if it were to be recommended for refusal. The following reasons were given:

- I know the original house is listed. But such is situated a significant distance back from the adjoining highway, leaving sufficient room for this new build, without much affecting the existing dwelling.
- The few trees that would need to be removed, are as I understand in a relative poor condition, and might have to be felled in any case.
- Highways, have no objections on access, to or from.

Neighbours/ Public - The application has been publicised by the posting of a site notice and at press with 1 response having been received to date on the associated full planning application:

- Healthy trees have already been chopped down prior to the application and more would be cut down unnecessarily.
- Loss of privacy as the property would be built at a higher elevation and would be looking down and into our rear bedrooms, lounge and kitchen.
- Approximately 200 properties have been built within a quarter of a mile of the proposed site already over the last few years and so there is no need for additional properties in this area.

RELEVANT PLANNING HISTORY

The following previous application have been received on the application site.

W/34901	Detached dwelling house Full planning – before committee also - pending	
D4/18394	Change of Use from coach house to residential accommodation Full planning permission	12 September 1989

APPRAISAL

THE SITE

The application site forms part of the curtilage of a listed building known as Mounthill, Llangunnor. The site fronts a C class road linking Llangunnor with Cwmffrwd. The land is relatively flat and is located forward of the existing dwelling on the site. There is a stone wall along the boundary with the road and also several mature trees. There is an existing access to the northern part of the frontage leading to the existing dwelling. There is a further access adjacent to the site on its southern side leading to a separate dwelling, again set back from the frontage. The surrounding area is primarily residential with recent housing estates having been constructed to the west and opposite the site. The site is within development limits as delineated in the Carmarthenshire LDP. An outline application was submitted last year however it was not registered due to additional information being required. Comments on the merits of the application were also made where it was indicated a recommendation of refusal would be likely.

There is an associated listed building application. The dwelling is set within its own landscaped grounds, and significantly set back from the highway frontage by a series of level gardens, with mature trees along the road frontage, set behind a natural stone wall, and entrance pillars to an access drive. The building is a late Georgian villa roughly square in plan with U-shaped roof line to a central valley, of rendered walls and hipped slate roof. Left hand ridge are 2 bricks stacks, on the right hand ridge is a stack with paired round shafts. The 4 bay front has pointed windows with small pane sashes incorporating Gothic glazing bars. The entrance is left of centre, in added gabled porch on posts. The door has blind Gothic panels and is beneath pointed overlight with Y-tracery. The right side wall has pointed sash windows similar to front, and a square headed fixed pane window. The rear elevation to the L-hand gable end is two storey, incorporating service rooms, the r-hand gable set back.

Mount Hill is set within its own grounds which has a boundary stone wall with railings and gates.

THE PROPOSAL

For the construction of a detached dwelling at the site. The proposal is for a bungalow style dwelling with rooms in the roof. The dwelling would have 4 bedrooms and an integral garage. There would be 2 dormer windows proposed in the rear elevation of the dwelling. There is an access adjacent to an existing one at the southern end of the site for a separate property (Dan-y-Coed). The access and visibility splays would require works to the listed boundary wall at the road frontage of the property. It would also involve the removal of the existing trees. Amended plans were submitted following comments from the Arboriculture Officer.

There is an associated listed building consent to create an opening in the stone boundary wall. The purpose is to create an access for a proposed residential development within the curtilage of the listed building.

A heritage statement was provided which refers to the property having been listed in 2004. The statement refers to the area of garden to be developed as having *“been covered with a small copse of mature trees, but which had been prone to disease, decay and weather damage, and thus had to be felled for safety reasons. The three specimens that remain are unfortunately also suffering from fungal decay, and as the accompanying Tree Survey concludes should be removed to avoid damaging the listed building, adjacent highway, or even the new properties off the opposite flank of the highway.”*

Comments in relation to the design and character of the area and the building as part of the submission are made. The proposed roof pitch of the new dwelling is set at 40 degrees, and of hipped roof shape, with finishing natural slate aiming to match the existing listed property. Window openings will be symmetrically aligned, and with a vertical emphasis and Gothic in form to the front elevation aiming to complement the style and finish of Mounthill. Elevations will be painted render providing a clean and subtle finish, with colouring to match Mounthill.

PLANNING POLICY

In the context of the current development control policy framework the site lies within the development limits of the LDP.

Policy SP1 Sustainable Places and Spaces

This policy states that proposals for development will be supported where they reflect sustainable development and design subject to a number of criteria. These include distributing development to sustainable locations in accordance with the settlement framework, promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling and Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness

Policy SP9 Transportation

This policy states that provision is made to contribute to the delivery of an efficient, effective, safe and sustainable integrated transport system in a number of ways including the following, reducing the need to travel, particularly by private motor car; supporting and where applicable enhancing alternatives to the motor car, such as public transport (including park and ride facilities and encourage the adoption of travel plans), and active transport through cycling and walking; re-enforcing the function and role of settlements in accordance with the settlement framework; promoting the efficient use of the transport network;

Policy GP1 Sustainability and High Quality Design

This states that development proposals will be permitted where they accord with a number of criteria including the following, it conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing, utilises materials appropriate to the area within which it is located; it retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity; an appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;

Policy TR3 Highways in Developments - Design Considerations

This policy states that the design and layout of all development proposals will, where appropriate, be required to include an integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport; suitable provision for access by public transport; appropriate parking and where applicable, servicing space in accordance with required standards; infrastructure and spaces allowing safe and easy access for those with mobility difficulties; required access standards reflective of the relevant Class of road and speed restrictions including visibility splays and design features and calming measures necessary to ensure highway safety and the ease of movement is maintained, and where required enhanced; provision for Sustainable Urban Drainage Systems to allow for the disposal of surface water run off from the highway.

It goes on to state that proposals which do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted. Proposals which will not result in offsite congestion in terms of parking or service provision or where the capacity of the network is sufficient to serve the development will be permitted. Developers may be required to facilitate appropriate works as part of the granting of any permission.

Policy EQ1 Protection of Buildings, Landscapes and Features of Historic Importance

The policy states that proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where

it preserves or enhances the built and historic environment. This includes listed buildings, conservation areas and archaeology.

SP13 Protection and Enhancement of the Built and Historic Environment

The policy indicates that development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets (outlined below), and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.

- a) Sites and features of recognised Historical and Cultural Importance;
- b) Listed buildings and their setting;
- c) Conservation Areas and their setting;
- d) Scheduled Ancient Monuments and other sites of recognised archaeological importance.

The policy goes on to state that proposals will be expected to promote high quality design that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

Policy GP2 Development Limits

The policy states that development Limits are defined for those settlements identified as Growth Areas, Service Centres, Local Service Centres and identified Sustainable Communities within the settlement framework. It goes on to say proposals within defined Development Limits will be permitted, subject to policies and proposals of this Plan, national policies and other material planning considerations.

Policy GP3 Planning Obligations

This states the Council will, where necessary seek developers to enter into Planning Obligations (Section 106 Agreements), or to contribute via the Community Infrastructure Levy to secure contributions to fund improvements to infrastructure, community facilities and other services to meet requirements arising from new developments. Where applicable, contributions will also be sought towards the future and ongoing maintenance of such provision either in the form of initial support or in perpetuity. In implementing this policy schemes will be assessed on a case-by-case basis.

Policy GP4 Infrastructure and New Development

This states that proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development. Proposals where new or improved infrastructure is required but does not form part of an infrastructure provider's improvement programme may be permitted where it can be satisfactorily demonstrated that this infrastructure will exist, or where the required work is funded by (or an appropriate contribution is provided by) the developer. Planning obligations and conditions will be used (where appropriate) to ensure that new or improved facilities are provided to serve the new development.

Policy H2 Housing within Development Limits

In relation to development in this location the policy states that proposals for housing developments on unallocated sites within the development limits of a defined settlement (Policy SP3) will, where they are not subject to the provisions of Part B of the policy be permitted, provided they are in accordance with the principles of the Plan's strategy and its policies and proposals.

Policy AH1 Affordable Housing

For developments of this scale the policy states that a contribution to affordable housing will be required on all housing allocations and windfall sites. The Council will seek a level of affordable housing contribution of 30% in the higher viable areas, 20% in the middle viable areas, and 10% within the Ammanford / Cross Hands sub-market areas. Where viability at the target levels cannot be achieved, variation may be agreed on a case-by-case basis.

On Site Contributions

The affordable housing will be required to be provided on proposals of 5 or more dwellings in all settlements. Where adjacent and related residential proposals result in combined numbers meeting or exceeding the above threshold, the Council will seek an element of affordable housing based on the affordable housing target percentages set out above. Proposals will be required to ensure that the dwelling remains affordable for all subsequent occupants in perpetuity.

Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that a listed building means the exterior, interior of the building, any object or structure fixed to it and any curtilage structure which forms part of the land and has done since before the 1st July 1948 is listed.

Section 16 (2) & 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 6.1.1 of the Welsh Assembly Government's policy document 'Planning Policy Wales' (January 2016) sets out the Government's objective of ensuring that the character of the historic building is safeguarded from alterations, extensions or demolition that would compromise a building special architectural and historic interest.

Paragraph 11 of Welsh Office Circular 61/96 that Section 16 & 66 of the Act requires authorities considering application for planning permission and listed building consent for works which affect a listed building to have special regard to the desirability of preserving the setting of the building. The setting is often an essential part of a buildings character especially if a park, garden or grounds have been laid out to complement its design and function. Also, the economic viability as well as the character of a historic building may suffer and they can be robbed of much of their interest and contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other developments.

Paragraph 46 of Welsh Office Circular 61/96 states that the purpose of listing is to ensure that a building's special architectural or historic interest is fully recognised and that any works for the alteration or extension in any way which would affect its character as a listed building, are brought within statutory control.

Paragraph 66 of Welsh Office Circular states once a building has been listed under Section 1 of the Act, Section 7 provides that consent is normally required for its demolition, in whole part, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. It is a criminal offence to carry out such works without consent.

Paragraph 68 of the Circular states that while the listing of a building should not be seen as a bar to all future change, the starting point of the exercise of listed building control is the statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Paragraph 69 of the Welsh Office Circular 61/96 states that applicants for listed building consent must be able to justify their proposals. They will need to show why works which affect the character of a listed building are desirable or necessary. They must provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

Paragraph 71 of Welsh Office Circular 61/96 states the grading of a building in the statutory lists is clearly a material consideration for the exercise of listed building control. But it must be emphasised that the statutory controls apply equally to all listed buildings irrespective of what grade; and since Grade II includes some 90% of all listed buildings, representing a major element in the historic quality of towns, villages, and country side, failure to give careful scrutiny to proposals for alteration or demolition could lead widespread damage to the historic environment.

Paragraph 80 of Welsh Office Circular 61/96 states that owners of listed buildings should be encouraged to seek expert advice on the best way to carry out works to their listed buildings.

Paragraph 94 of Welsh Office Circular 61/96 states in judging the effect of any alteration it is essential to have assessed the elements that make up the special interest of the building. They may comprise of obvious visual features and the archaeological or technological interest of the surviving structure and surfaces.

Paragraph 95 of Welsh Office Circular 61/96 states that many listed buildings can sustain a degree of sensitive alteration or extension to accommodate continuing or new uses. Nevertheless, listed buildings do vary greatly in the extent to which they can accommodate change without loss of special interest.

Paragraph 96 of Welsh Office Circular 61/96 states that listing is a material consideration, but not a reliable guide to the sensitivity of a building to alteration or extension.

Paragraph 2 of Annex D to Welsh Office Circular 61/96 states the foremost principle which should guide works to historic buildings is conserve as found.

Paragraph 3 of Annex D to Welsh Office Circular 61/96 states that each type of historic building has its own characteristics, which is usually related to its original or former function, and these, should be respected for alterations or change of use.

Paragraph 6 of Annex D to Welsh Office Circular 61/96 states alterations should be based on a proper understanding of the structure.

Appendix to Annex D Paragraph (a) 1 to Welsh Office Circular 61/96 states alterations to wall surfaces are usually the most damaging that happen to the overall appearance of an historic building. Alteration or repairs should respect the existing fabric.

THIRD PARTY REPRESENTATIONS

There has not been any objection to the Listed Building Consent submission however there was an objection received on the full application.

The Listed Building Consent and full application are before the Planning Committee at the request of the Local Member. He has referred to trees being removed as they were in a poor condition. Information has been provided and revised regarding the loss of the trees and proposed compensatory planting. The objector raised concern with the loss of the trees at the site and also the loss of trees prior to the submission.

The Arboricultural Officer raised concern over the location of the proposed replanted trees as they were between the turning area and the stone wall. This is a relatively small space and it was felt that the trees may come under significant pressure as they seek to grow at this location. Parking spaces close to them may also result in problems that may eventually lead to the owner seeking the removal of this tree. The trees that will be removed are considered relatively substantial and it is felt that they contribute to the amenity value of the area. Replacements were sought of a species that are likely to grow equal in height to those that are being lost. An alternative planting scheme was requested and it was also suggested that there may be space to plant two lime trees on the southern side of the site between the hedgerow that is to be retained and the porous paving area. Amended plans were provided and comments are awaited from the Landscape and Arboriculture Officer in relation to these.

A lack of highways concerns is also referred to. The Head of Transport has responded with no objections and recommended conditions with any approval.

A loss of privacy has been referred to due to the site being on higher ground than the objector's property. The objector's property is located to the south of the application site. There is a vehicular access between the site and the objectors' curtilage for a separate property and there are no first floor windows on the elevation facing the objector. The windows on the ground floor facing the other property are for a utility room and garage. It is therefore not felt that overlooking would be to a degree to raise significant concerns or to warrant refusal.

The other issue raised was in relation to the number of dwellings built in the area in recent years. There have been large scale residential developments in the area however the LDP notes that allocated sites would not provide all of the housing required. Smaller developments would also be required to ensure appropriate housing is provided.

The proposal includes a draft Unilateral Undertaking in order to provide a contribution towards affordable housing. No details have been provided to indicate that the required level is being disputed.

In terms of the relevant listed building consent matters the Local Member comments that he feels the application site is situated a significant distance back from the adjoining highway, leaving sufficient room for this new build, without much affecting the existing dwelling. Comments have been made by the Conservation Officer. The recommendation is for refusal and the following comments have been made:

“The boundary wall, railings and gates form part of the listing of Mount Hill as a consequence of Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states:

‘A listed building means that the exterior, interior of the building, any object or structure fixed to it and any curtilage structure which forms part of the land and has done since before the 1st July 1948 is listed’.

Therefore, the proposals to create a new opening in the boundary wall to facilitate the new development would be subject to listed building consent and planning permission.

To make a full assessment of applications Paragraph 69 of Welsh Office Circular 61/96 states that:

‘Applicants for listed building consent must be able to justify their proposals. They will need to show why works which affect the character of a listed building are desirable or necessary. They must provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or its historic interest of the building and on its setting’.

From the outset it has been difficult to make a full assessment as the application lacks somewhat in detailed information namely:

- No statement of justification has been provided for the proposals.*
- The Design/Heritage Statement is not adequate as it fails to make a thorough assessment of the architectural and historic character of the building or its setting, the statutory and non-statutory frameworks for the historic built environment. The statement fails to explain why the proposals are the most suitable taking into account those contexts.*
- There is a lack of detailed drawings i.e. elevation, section drawings highlighting construction, materials and finish to make an assessment of the existing and proposed.*

Therefore, the application falls short of the requirements expected by the Welsh Government and form part of the reasons for refusal.

Where it is possible to make an assessment Section 16 (2) & 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on local planning authorities to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. In addition, Welsh Government Circular 61/96, Welsh Government and the Local Planning Authority’s own planning policies relating to the historic built environment would apply.

In light of the above the Officer observations are that Mount Hill is situated in its own grounds and the site consists of the building and ancillary structures to its rear. In addition, the site consists of lawned areas and trees and there is a stone boundary wall with railings and two entry points with stone piers and gates.

The Officer is of the opinion that evidence i.e. historical maps and on-site analysis suggests that the site today has not been subject to any significant alteration or little addition. Therefore, the site including structures, grounds are an important part of the historic character and setting of the listed building and in terms of conservation the site is sensitive.

The proposed works would not preserve the character and setting of the listed buildings and would have a detrimental effect.

With regards to the wall and railings this would affect the architectural design, construction of the listed building which is not acceptable.

With regards to the proposed house this would entail the dividing up of the gardens which have been laid out to complement the design and function of Mount Hill. The design proposed is such that it closely follows the design and character of the building, to the extent it would visually compete for attention with Mount Hill and distort the authenticity and reading of their individual characters.

In light of the above, the Officer is of the opinion that the proposals are contrary to the Statutory and Non-Statutory Framework for this historic built environment and the applications are refused as a consequence of the detrimental harm caused.

Therefore, the application is recommended in part for a lack of detailed information.

Where it is possible to make an assessment the proposals would not preserve the character or setting of the listed buildings and would have a detrimental effect. Therefore, the proposals are contrary the statutory and non-statutory frameworks for the historic environment and the application is recommended for refusal.”

CONCLUSION

After careful consideration of the site and its surrounding environs in the context of this application, together with the representations received to date it is considered that on balance the proposal is not acceptable.

As such the application is put forward with a recommendation of refusal.

RECOMMENDATION – REFUSAL

REASONS

- 1 The proposal is contrary to Policy GP1 “Sustainability and High Quality Design” of the Carmarthenshire Local Development Plan:-

Policy GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a. **It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;**
- b. **It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;**
- c. **Utilises materials appropriate to the area within which it is located;**
- d. **It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;**
- e. **Includes an integrated mixture of uses appropriate to the scale of the development;**
- f. **It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;**
- g. **It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);**
- h. **An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;**
- i. **It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;**
- j. **It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;**
- k. **It has regard to the generation, treatment and disposal of waste;**
- l. **It has regard for the safe, effective and efficient use of the transportation network;**

- m. It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;
- n. It includes, where applicable, provision for the appropriate management and eradication of invasive species.

Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 7 and TAN12: Design (2014)).

In that the development fails to conform with or enhance the character and appearance of the site. The proposed development would adversely affect features of historic importance and would fail to preserve or enhance the built and historic environment. The proposed works to the wall and railings and proposed house would fail to preserve the architectural and historic character of the listed buildings and their settings and are considered to have detrimental effect on the character and setting of the listed buildings.

- 2 The proposal is contrary to Policy EQ1 “Protection of Buildings, Landscapes and Features of Historic Importance” of the Carmarthenshire Local Development Plan:-

Policy EQ1 Protection of Buildings, Landscapes and Features of Historic Importance

Proposals for development affecting landscapes, townscapes buildings and sites or features of historic or archaeological interest which by virtue of their historic importance, character or significance within a group of features make an important contribution to the local character and the interests of the area will only be permitted where it preserves or enhances the built and historic environment.

In that the proposed development would adversely affect features of historic importance and would fail to preserve or enhance the built and historic environment. The proposed works to the wall and railings and proposed house would fail to preserve the architectural and historic character of the listed buildings and their settings and are considered to have detrimental effect on the character and setting of the listed buildings.

- 3 The proposal is contrary to SP1 “Sustainable Places and Spaces” of the Carmarthenshire Local Development Plan:-

Policy SP1 Sustainable Places and Spaces

Proposals for development will be supported where they reflect sustainable development and design principles by:

- a. Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements;
- b. Promoting, where appropriate, the efficient use of land including previously developed sites;

- c. **Integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations;**
- d. **Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness;**
- e. **Creating safe, attractive and accessible environments which contribute to people's health and wellbeing and adhere to urban design best practice;**
- f. **Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling;**
- g. **Utilising sustainable construction methods where feasible;**
- h. **Improving social and economic wellbeing;**
- i. **Protect and enhance the area's biodiversity value and where appropriate, seek to integrate nature conservation into new development.**

In that the proposal fails to respect, reflect or enhancing local character and distinctiveness. The proposed works to the wall and railings and proposed house would fail to preserve the architectural and historic character of the listed buildings and their settings and are considered to have detrimental effect on the character and setting of the listed buildings.

- 4 The proposal is contrary to SP13 Protection and Enhancement of the Built and Historic Environment of the Carmarthenshire Local Development Plan:-

SP13 Protection and Enhancement of the Built and Historic Environment

Development proposals should preserve or enhance the built and historic environment of the County, its cultural, townscape and landscape assets (outlined below), and, where appropriate, their setting. Proposals relating to the following will be considered in accordance with national guidance and legislation.

- a. **Sites and features of recognised Historical and Cultural Importance;**
- b. **Listed buildings and their setting;**
- c. **Conservation Areas and their setting;**
- d. **Scheduled Ancient Monuments and other sites of recognised archaeological importance.**

Proposals will be expected to promote high quality design that reinforces local character and respects and enhances the local setting and the cultural and historic qualities of the plan area.

In that the proposed works to the wall and railings and proposed house would fail to preserve or enhance the architectural and historic character of the listed buildings and their settings and are considered to have detrimental effect on the character and setting of the listed buildings.