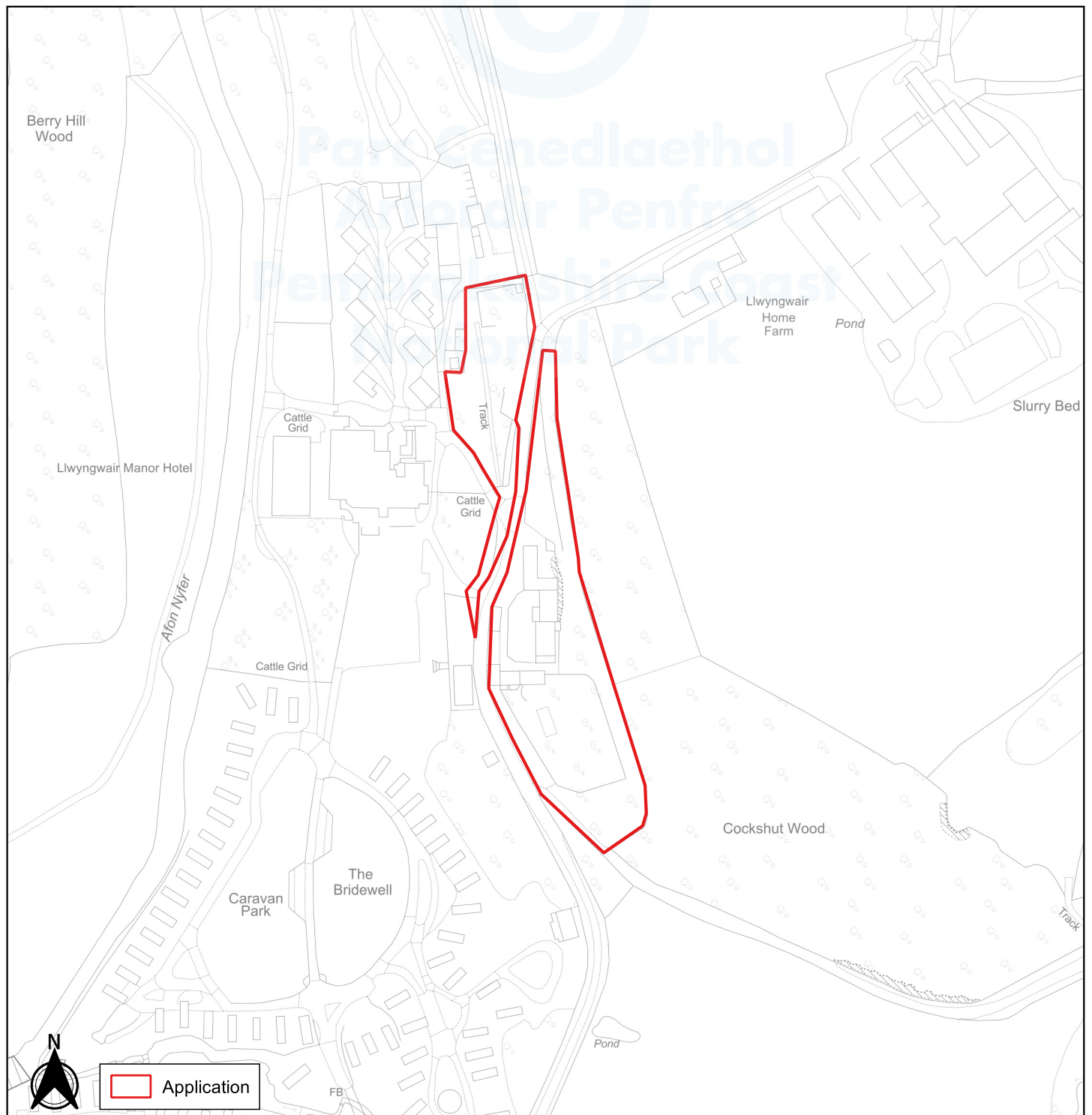
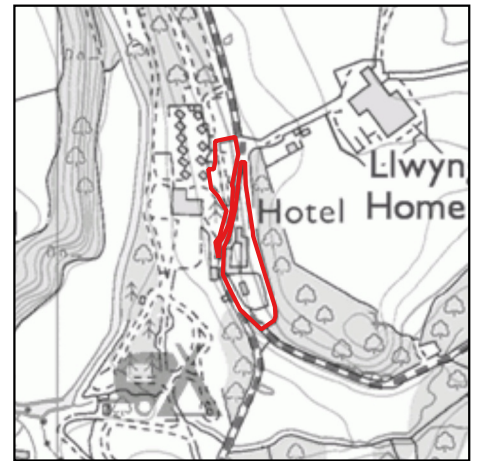
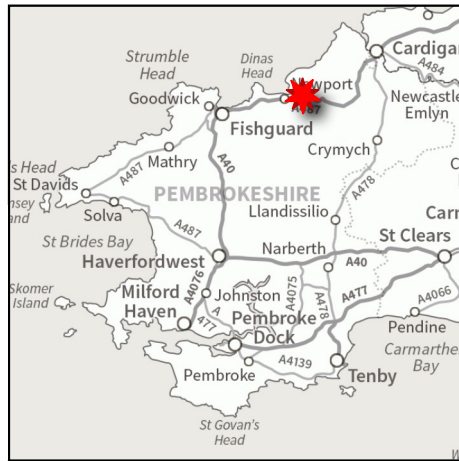




Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT



Ref No: NP/25/0146/LBA

Proposal: Works in association with conversion of outbuildings into three dwellings

Site Location: Llwyngwair Home Farm, Newport, Pembrokeshire, SA42 0LX

Recommendation: **Approve**, subject to conditions

Summary:

Delegated status

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012 (as amended).

As this application is for listed building consent, Section 96 of the *Historic Environment (Wales) Act 2023* requires the local planning authority to have special regard to the desirability of preserving the building, its setting, or any features of special architectural or historic interest. There is, therefore, no statutory requirement to determine the application in accordance with the policies of the development plan; however, this application is being presented to the Development Management Committee as the full planning application to which this application relates (NP/25/0143/FUL) is contrary to the requirements of Policy 48 (Affordable Housing) of LDP2 which requires commuted sums provision off-site for conversions and the prioritisation of affordable housing in conversions.

Details of the application can be viewed via the following link - [Citizen Portal Planning - application details](#)

Consultee Response

- Nevern Community Council: No adverse comments
- Heneb: The Trust for Welsh Archaeology: Suggesting condition
- PCNPA Ecologist: Conditional Consent
- Natural Resources Wales: Suggesting conditions. Informative attached
- PCNPA Trees and Landscape Specialist: Case officer for Full application (NP/25/0143/FUL)

Public Response

The application has been appropriately advertised, and no responses have been received.

Policies considered

As this application is for listed building consent, Section 96 of the *Historic Environment (Wales) Act 2023* requires the local planning authority to have special regard to the desirability of preserving the building, its setting, or any features of special architectural or historic interest. There is, therefore, no statutory requirement to determine the application in accordance with the policies of the development plan.

Planning Policy Wales Technical Advice Note 24 (The Historic Environment) 2017 is a material consideration, with guidance provided by *Conservation Principles for the Sustainable Management of the Historic Environment of Wales* (Cadw, 2011).

Officer's Appraisal

The site comprises a complex of Grade II-listed outbuildings immediately south-east of Llwyngwair Mansion and just south-west of the Llwyngwair Home Farm. The buildings originally comprised coach housing and stabling for the mansion (facing the old back drive). The buildings were later in use in conjunction with the more modern home farm when the mansion and grounds were redeveloped as hotel and caravan site. At this date, many of the original fixtures were removed and some openings altered. The buildings are in varying states of decrepitude and on the Authority's Buildings at Risk Register.

The buildings are of local slate/rubble construction, comprising two groups. The larger group lies to the east of the driveway to the Home Farm, the building set at two levels. The upper buildings face a concrete yard. To the north end is a pedimented coach house which returns east as a stable (this retaining some good original fixtures including stalls, mangers and arcaded racks). A long-lofted range runs south of this, fitted with modern concrete cow cubicles. To the south again, there is a long unroofed range.

The southern buildings are set at a lower level, accessed from a ramp off the main entrance, screened from the driveway by a tall stone wall. The east-west range of buildings includes a cart house to the west with a stable/loose box to the east and an unroofed range beyond. Against the screen wall is a single-storey stone outbuilding at the north end, the space between this and the cart house occupied by a modern lean-to.

Map research confirms the existence of the coach house and stable by 1843, the southern extension and ramp/lower group in existence by 1888.

The other group lies to the west side of the driveway comprising single-storey former kennel and garden buildings. There are three main ruined structures with a number of minor buildings. This group is not mentioned in the list description, but is clearly of listed status as historic ancillary buildings

The various sections of the site are referred to within the submitted plans as:

- Stables (upper section of main complex)
- Dairy (lower section of main complex)
- Pig Sty (northern complex)

The application is for the conversion of the buildings into three residential units.

The proposed scheme is in keeping with the character of the Listed Buildings, and their setting in terms of design and form. As such, the application can be supported subject to conditions

1. **Relevant Planning History**

NP/25/0143/FUL - conversion of outbuildings into three dwellings - Pending.

2. **Site and Proposed Development**

The proposal comprises: -

Stables

- Repair of existing trusses (a features within new roof structure) and reinstatement of natural slate coverings
- Addition of conservation roof-lights (four in total)
- Reinstatement of traditional window and door joinery based on surviving fragments. Window replacement generally in small-paned vertically sliding sash with painted finish, other plainly glazed where historic joinery missing/replaced

- Replacement of some missing doors (including coach house doorways) with simple glazed doors
- Glazing of pitching-doors to east elevation and addition of extra pitching-door feature
- Timber-framed Sun room extension to east within angle between building ranges: green flat roof
- Traditional stone-faced garage extension set back at north end with slate roof and traditional boarded doors
- Subdivision of largely stripped interior for domestic use including replacement of collapsed/removed lofts
- Conservation and repair of surviving stable fixtures as feature within proposed reception hall (subject to method statement condition)

Dairy

- Reinstatement of pitched slate roofs
- Reinstatement of traditional joinery to windows (largely plainly-glazed to avoid conjecture)
- Reinstatement of door joinery (mostly fixed boarding with integral glazing)
- Removal of later roof to north-western shed and replacement with flat green roof to create potting shed/bat roost
- Reconfiguration of upper section of retaining yard wall (mostly rebuilt in concrete block) and re-facing in stone to match the original structure
- Provision of two conservation roof lights
- Subdivision of (stripped) interiors to for domestic accommodation

Pigsty

- General reinstatement of pitched slate roofs with conservation roof lights as shown
- Infill of existing openings with doors and windows detailed in simple joinery
- Extensions to west and south of existing central building, the larger extension linking to the southern building.
- Refurbishment of northern structure as ancillary use and bat roost
- Retention of enclosure walls and reinstatement of traditional gates

Biodiversity Mitigation

- The site is within 500m of the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation (SAC) and Llwyngwair Mill Site of Special Scientific Interest (SSSI), which is designated for greater horseshoe bats, with lesser horseshoe bats being listed as a qualifying feature.
- Following the completion of a Habitats Regulations Assessment by the PCNPA Ecologist, NRW has confirmed that the development is unlikely to have an adverse effect upon the integrity of the SAC. The mitigation measures included within the submitted plans are considered acceptable in terms of preserving the listed buildings and their setting.

In terms of Cadw's Conservation Principles:

Evidential value.

Despite their deteriorating condition, the buildings retain their outward character well. The original functions of the buildings are less easy to discern due to a mixture of dereliction, removal of fixtures and later alteration.

The stables retain the majority of the original fixtures and their conservation is welcomed, the early C19 joinery being a rare survival. In terms of historic windows, the glazing pattern is to be reinstated where the joinery survives, otherwise a simple and legible pattern is to be employed.

Historical Value.

The buildings form part of an important historic estate and with the mansion comprises the 'core' group worthy of preservation and removal from the 'At Risk' Register.

Aesthetic value.

The main group of coach house and stabling was clearly designed as an 'eye-catcher' when viewed from the back drive, the kennels and pig-cots deliberately less conspicuous. The proposed development retains this visual hierarchy with new boundaries and landscaping kept to an appropriate level.

Communal value.

The building's communal value as an important group of estate buildings close to the main house remains high.

3. Conclusion

80. The proposal is considered to be appropriate in terms of size, scale and detail. It is considered to comply with the requirements of TAN 24, and Cadw's Conservation Principles. As such, the application can be supported subject to conditions
81. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

4. Recommendation

That listed building consent be granted subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
Reason: as required by Section 98 of the Historic Environment (Wales) Act 2023. The three-year limit is due to the poor condition of the buildings and the urgent need to secure their preservation.
2. The works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plans and documents: -
- 1198/10 - Location Plan
 - 1198/11 - Existing stables and dairy block plan
 - 1198/12 - Existing pig sty block plan
 - 1198/13 - Existing stables and dairy floor plan
 - 1198/14 - Existing pig sty floor plan
 - 1198/15 - Existing stables elevations
 - 1198/16 - Existing dairy elevations
 - 1198/17 - Existing architectural details - stables
 - 1198/18 - Existing architectural details – dairy
 - 1198/19 - Existing architectural details - doors
 - 1198/20 - Existing architectural details – window 1
 - 1198/21 - Existing architectural details – window 2
 - 1198/22 - Existing architectural details – window 3
 - 1198/23 - Existing architectural details – window 4

- 1198/24 - Existing architectural details – window 5&6
- 1198/25 - Existing pig sty elevations and sections
- 1198/26 - Existing architectural detail – pig sty
- 1198/35 - Proposed pig sty block plan
- 1198/36 - Proposed pig sty floor plan
- 1198/37/A - Proposed pig sty elevations and sections
- 1198/38 - Proposed pig sty door details
- 1198/39 - Proposed pig sty window details
- 1198/40 - Proposed pig sty window details
- 1198/41/A - Proposed stables and dairy block plan
- 1198/42/A - Proposed stable floor plan
- 1198/43/A - Proposed dairy floor plan
- 1198/44/A - Proposed stables and dairy elevations
- 1198/45/A - Proposed stables and dairy sectional details
- 1198/46 - Proposed stables door detail
- 1198/47 - Proposed stables door detail
- 1198/48 - Proposed stable window detail
- 1198/49 - Proposed dairy door details
- 1198/50 - Proposed dairy door details
- 1198/51/A - Proposed dairy door details
- 1198/52/A - Proposed dairy window details
- 1198/53 - Proposed link and sun room window details
- 1198/54/C - Bat roost and owl box details
- 1198/55 - offset owl mitigation
- 1198/56/A - external lighting
- 1198/57 - associated details
- Heritage Impact Statement
- Llwyngwair Farm Bat Report
- Assessment and Survey for Protected Species at Llwyngwair Home Farm Newport, Pembrokeshire SA42 0LX by Landsker Ecology, V3 dated 30/07/2025
- Structural Appraisal – Llwyngwair Farm

Reason: as required by Section 90(2) of the Historic Environment (Wales) Act 2023. To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt

3. No development shall take place until a qualified and competent contractor/ archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will include a Level 3 Survey (to be undertaken prior to commencement of works) and will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (Heneb TTfWA - DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason: to protect historic environment interests whilst enabling development

4. No development of the buildings shall take place until a phased program of works is agreed with this Authority to ensure that vulnerable fabric is protected.

Reason: to protect historic environment interests whilst enabling development

5. Prior to the commencement of development, a method statement will be submitted to and agreed by this Authority with regards to the conservation and repair of the stable fixtures.

Reason: to protect historic environment interests whilst enabling development

6. Prior to the commencement of works, further drawings or specifications (as applicable) @1:10/20 shall be submitted and approved in writing by the local planning authority of the following:

- Proposed roof-lights and method of fixing
- Slates
- Ridge tiles

Reason: To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places)

7. Prior to the erection of any additional external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

8. All trusses and purlins will remain in situ with repairs undertaken in traditional manner and matching timber, the works commensurate with their proposed non-structural function.

Reason: to protect historic environment interests whilst enabling development

9. The consent hereby granted does not allow for any demolition other than that specifically identified within the Structural Report (**Structural Appraisal Report Traditional Stone Barns Adjacent to Llwyngwair Farm, Newport, Pembrokeshire.**) Any further demolition will require express consent prior to works commencing and could result in the loss of the planning permission.

Reason: For the avoidance of doubt and in accord with Policy 7 of the Pembrokeshire Coast National Park Local Development Plan.'

5. **Informatives**

Protected species

We note that the bat survey report has identified that the application site supports day and night roosts of greater horseshoe, lesser horseshoe, Natterer's, whiskered/Brandt's, common pipistrelle, and soprano pipistrelle bats. Some winter use of the site by horseshoe bats was also evidenced.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species."

We consider that the above report and drawing provide an adequate basis upon which to consider the potential impacts of the scheme on this species and inform the decision-making process.

We also advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

All British bat species and dormice, as well as their breeding sites and resting places, are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where these species are present and where a development proposal is considered likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if: The proposed works to be authorised satisfy an appropriate derogation purpose, which in the case of development are for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

There is no satisfactory alternative; and

The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

These requirements are translated into planning policy through Planning Policy Wales (PPW) Edition 12 February 2024, and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). To avoid developments with planning permission subsequently not being granted a licence, the planning authority should take them into account when considering development proposals where a European Protected Species is present.

Dormice

We note that the 'Assessment and Survey for Protected Species' states 'In the absence of dedicated surveys for other species/groups, presence is assumed (reptiles, amphibians and other small mammals including dormice)'. We are aware that there are dormice records within 2km of the site and that Cockshut wood immediately adjacent to the site is identified as restored ancient woodland. We note that the pigsty site is extremely overgrown and that over the whole site the tree plan has identified over 70 trees proposed for removal under the application. No further details have been provided indicating how much habitat will need to be removed and its suitability to support dormice.

Therefore, we advise that you consult your in-house ecologist to determine whether it is considered that dormice surveys are required or an assumed presence is acceptable. If surveys are advised and confirm that dormice are present and likely to be affected, or if assumed presence is acceptable, the application should include a mitigation strategy setting out details of all the mitigation that will be put in place to mitigate and/or compensate the anticipated impacts

Birds - Schedule 1 species

Barn owls are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended); the birds, their nests, eggs and young are fully protected at all times throughout the UK. It is also an offence to intentionally or recklessly disturb barn owls at an active nest site with eggs or young or before eggs are laid, or to disturb the dependent young.

Ancient woodland

The proposed development is adjacent to an area of ancient semi natural woodland. The proposal should ensure appropriate measures are in place to protect the trees and to avoid losses or damage. Please review the following link which considers proposals affecting ancient woodland:

Natural Resources Wales / Advice to planning authorities considering proposal affecting ancient woodland.

Please also refer the applicant to the following link which provides advice on, 'how to avoid or reduce effects of a development on ancient woodland':

Natural Resources Wales / How to avoid or reduce effects of a development on ancient woodland.

Other Matters

NRW advise that where there is the potential for the proposed development to affect other environmental interests that are not included on this list, it is the responsibility of the applicant to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Advice for the Developer

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website