

# Understanding Listing in Wales



Llywodraeth Cymru  
Welsh Government

UNDERSTANDING



September 2018

 Cadw

# Who should read Understanding Listing in Wales?



## A mid-nineteenth century quarry worker's cottage in Nant Peris, listed grade II.

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*Understanding Listing in Wales* will help anyone who wants or needs to know why and how buildings are listed. It also explains how to ask for a building to be listed or delisted, and how to request a review of a listing decision.

*Understanding Listing in Wales* also provides an introduction for owners, occupiers and agents about what listing means for them.

A companion publication, *Managing Change to Listed Buildings in Wales*, contains more practical advice and guidance about making changes to listed buildings, and when and how you need to apply for listed building consent.

<http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>

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Cadw is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales.

Mae'r ddogfen yma hefyd ar gael yn Gymraeg. This document is also available in Welsh.

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Cover photograph: Early nineteenth-century houses and The Harbourmaster Hotel, Quay Parade, Aberaeron, Ceredigion. Listed grade II for their group value, these buildings are an important part of the architectural and historic unity of the quayside (© Crown copyright (2018) Visit Wales).

# Contents



The complex of buildings which make up Navigation Colliery, Crumlin, many of which are listed.

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# Did you Know? –

- 1 There are around 30,000 listed buildings in Wales.
- 2 You can find a record of every listed building on Cof Cymru — National Historic Assets of Wales  
<http://cadw.gov.wales/historicenvironment/recordsvl/cof-cymru/?lang=en>
- 3 Buildings can be listed at grades I (one), II\* (two star) and II (two), but all listed buildings are treated equally in the planning system.
- 4 Anyone can ask for a building to be considered for listing if they think it has special architectural or historic interest.
- 5 Changes to listed buildings are managed by local planning authorities through a process known as listed building consent.

# Introduction –

Historic buildings are a precious part of our heritage. They help to create Wales's distinctive character and contribute to our identity and sense of place. They are important to our quality of life and help us to understand our history. They also promote a positive image of Wales across the world.

Listing identifies buildings which are of special architectural or historic interest to Wales. Ranging in date from medieval buildings to those built as recently as 30 years ago, listed buildings cover many aspects of our lives from places to live and work through to places to worship and play. These nationally

important buildings provide a connection with the ambitions and skills of past generations. Listing helps us to recognise all the special qualities of these buildings and protect them for the benefit of future generations.

Today's owners and occupiers of listed buildings have an important part to play in managing our heritage. Through their care and commitment to safeguarding these precious assets, we will all be able to enjoy these buildings of special architectural or historic interest now and in the future.



Historic buildings are a precious part of our heritage. They tell the stories of people from all walks of life — not just the famous or wealthy. Forge Row in Cwmavon, for example, was built in the early nineteenth century for ironworkers at nearby Varteg Forge. It is now listed grade II\* as one of the finest surviving terraces of industrial houses in a south Wales valley. Originally a terrace of 12, the cottages were doubled up when the row was repaired in 1987–88. This shows how carefully managed change can conserve character whilst making the cottages suitable for modern-day living.

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# 1. What is Listing? →

Listing is the way that a building or structure of special architectural or historic interest is recognised by law through the Planning (Listed Buildings and Conservation Areas) Act 1990.

Although it is the responsibility of the Welsh Ministers to compile the list, in practice, we — Cadw — recommend which buildings should be listed or delisted.

The term 'listed building' is wide ranging and includes not only buildings such as houses, churches or barns but also walls, milestones, bridges, telephone boxes and many other types of structure.

Changes to listed buildings are managed through listed building consent, which is part of the planning system. Listing is not a preservation order but it is intended to help manage change and protect the building, its setting and its features from unsympathetic works that could damage its special interest.

Many buildings are of interest architecturally or historically, but for buildings to be listed, this interest must be 'special'. The criteria for defining special interest are explained in section 2.

Although there are around 30,000 listed buildings in Wales, these make up less than one per cent of all buildings in Wales. We continue to add buildings to the list, and sometimes remove them. All listed buildings are of special architectural or historic interest but we classify them into one of three grades.

**Grade I (one)** — buildings of exceptional interest. These make up fewer than two per cent of the total number of listed buildings in Wales.

**Grade II\* (two star)** — particularly important buildings of more than special interest. These make up about seven per cent of the total number of listed buildings in Wales.

**Grade II (two)** — buildings of special interest which justify every effort being made to preserve them. These make up approximately 91 per cent of the total number of listed buildings in Wales.

Regardless of their grade, all listed buildings are treated equally in the planning system.

Listing recognises that a building or structure has special architectural or historic interest. The following selection shows how they can range widely in type and date.



**Arenig Street, Bala, Gwynedd.** This group of red-brick houses, built in 1909, is listed grade II\* as an exceptionally well-composed and finely detailed Edwardian terrace, which retains its original character.

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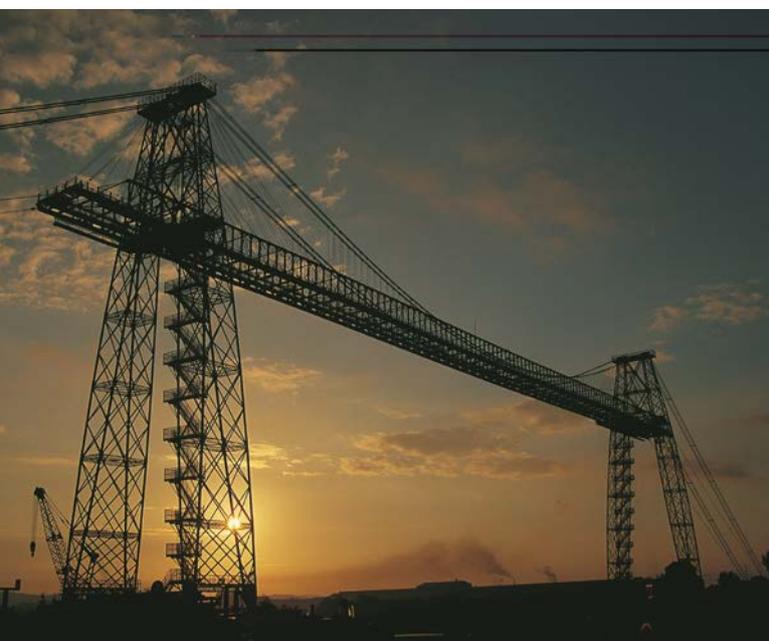
Frondeg, Rhiw, Gwynedd. Also listed grade II\*, this tiny well-preserved nineteenth-century cottage retains its original interior virtually intact, including its croglofft or open sleeping platform that was reached by a ladder from the floor below. Frondeg is an important example of the type of humble home built by the rural poor, often unofficially, on common land.

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Church of St Garmon, Betws Garmon, Gwynedd. Wales has a wealth of historic places of worship, many of which are listed. The church of St Garmon is listed grade II because it is an unaltered mid-nineteenth-century church, an unusual essay in Romanesque style forming a prominent local landmark.

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Newport transporter bridge. Listed grade I, this is the finest and largest transporter bridge in Great Britain and the only one in the UK built by the internationally famous inventor and engineer, Ferdinand Arnodin. It is one of only a handful of surviving transporter bridges in the world.

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Point of Ayr lighthouse, Flintshire. Listed grade II, this is a well-preserved early lighthouse which retains what may be the earliest lantern in Wales.

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Telephone box, Gileston, Vale of Glamorgan. The red telephone box used to be a familiar sight on British streets but is becoming increasingly rare. This example of the iconic K6 type, designed by Giles Gilbert Scott, is listed grade II because of its design and location in a conservation area. The cottage in the background is also listed.

© Rob Williams 2014



War memorial, Frogmore Street, Abergavenny. War memorials play an important role in the identity of our communities as well as holding personal ties for the families and comrades of those who are commemorated. This example in Abergavenny is listed grade II for its special interest as a well-designed memorial in a prominent location.

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To be listed grade I, buildings must be of exceptional interest. Chirk Castle, Wrexham, is included at grade I because it is a building of exceptional importance with origins as a castle built during the reign of King Edward I, successively adapted as the centre of an important marcher estate and major country house.

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Wales has a long tradition of Nonconformism which has helped shape the history of the country. Maesyronnen United Reformed Chapel and the adjoining cottage are both listed grade I as the most important surviving buildings associated with the early Nonconformist movement in Wales.

© Jill Tate; by courtesy The Landmark Trust



Grade II\* listed buildings are those of more than special interest. The charming Shell House at Cilwendig Farm in Pembrokeshire is listed grade II\* as one of the most unusual garden buildings in Wales.

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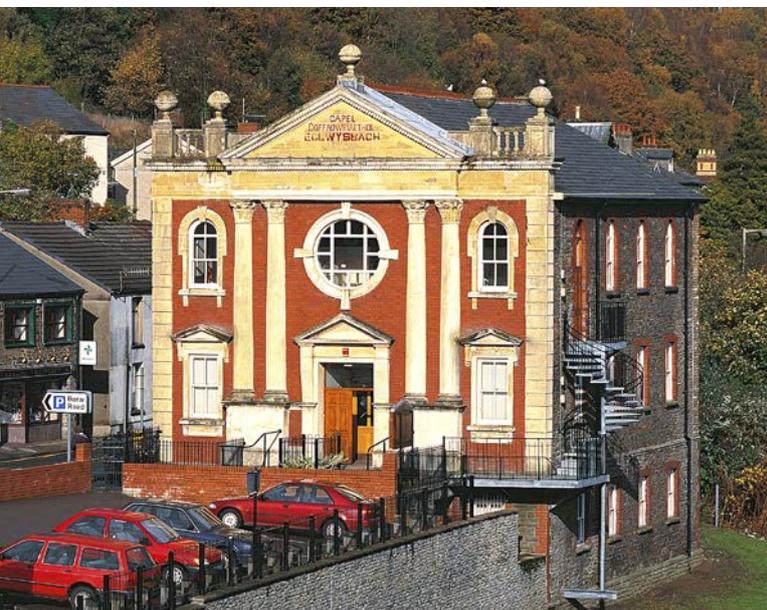
Plas yn y Pentre in Denbighshire is listed grade II\* because it is a substantial and picturesque seventeenth-century timber-framed farmhouse with well-preserved traditional character.

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The majority of listed buildings in Wales are listed at grade II. They are buildings of special interest which justify every effort to preserve them. Built in the late eighteenth or early nineteenth century using mainly cob — a mixture of clay and straw — Troedrhiwfallen is listed grade II for its special interest as a cottage of traditional vernacular construction, with an unusual original plan type. It is also the focal point of the village which makes its survival particularly important.

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Built in 1899 as a Wesleyan chapel (Capel Goffa) and converted into a doctors' surgery in the early 1990s, Eglwysbach Surgery is listed grade II for its architectural interest as an ambitious and well-restored classical chapel in a prominent position near Pontypridd Bridge. Eglwysbach also demonstrates how listed buildings can be converted successfully to give them a sustainable future.

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## 2. How are Buildings Chosen for Listing? –

We assess each building on its own merits. We take into account a number of factors when deciding whether a building has the special architectural or historic interest needed for listing.

*Technical Advice Note 24: The Historic Environment* sets out the criteria for listing. All buildings which meet these criteria must be listed <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>.

The main considerations are:

### Architectural interest

This includes buildings which are of interest for their architectural design, decoration and craftsmanship. It also includes important examples of particular building types and techniques; for example, buildings which display technological innovation or virtuosity, and significant plan forms.

### Historic interest

This includes buildings that illustrate important aspects of Wales's social, economic, cultural, or military history.

### Close historical associations

This includes buildings which have close historical association with people or events of importance to Wales.

### Group value

This includes buildings which contribute an important architectural or historic unity, or are fine examples of planning, such as squares, terraces or model villages.

### Age and rarity

All buildings built before 1700 that survive in anything like their original form are listed. Most buildings of about 1700 to 1840 are listed, though this will depend in part on how much of the original form and fabric survives. After about 1840, only buildings of definite quality and character are listed. This is because many more buildings were constructed after 1840 and much larger numbers have survived, making greater selection necessary to identify the best examples.

Our approach to listing twentieth-century buildings is to identify key examples of different building types — such as factories, schools and hospitals. These examples broadly define a standard against which we judge further proposals for additions to the list. Buildings which are less than 30 years old are normally listed only if they are of exceptional quality and under threat.

We do not take into account the condition or use of a building when considering it for listing.

**Local listing** can be an effective way of protecting historic buildings of special local interest which do not meet national criteria for listing but have a vital role in maintaining local character and a sense of place. Local planning authorities are able to draw up lists of historic assets of special local interest. They can also designate **conservation areas** because of their special architectural or historic interest, and draw up policies to enhance and preserve their character and appearance.

For more information about local listing and conservation areas, see *Managing Lists of Historic Assets of Special Local Interest* and *Managing Conservation Areas in Wales*. <http://cadw.gov.wales/historicenvironment/publications/>



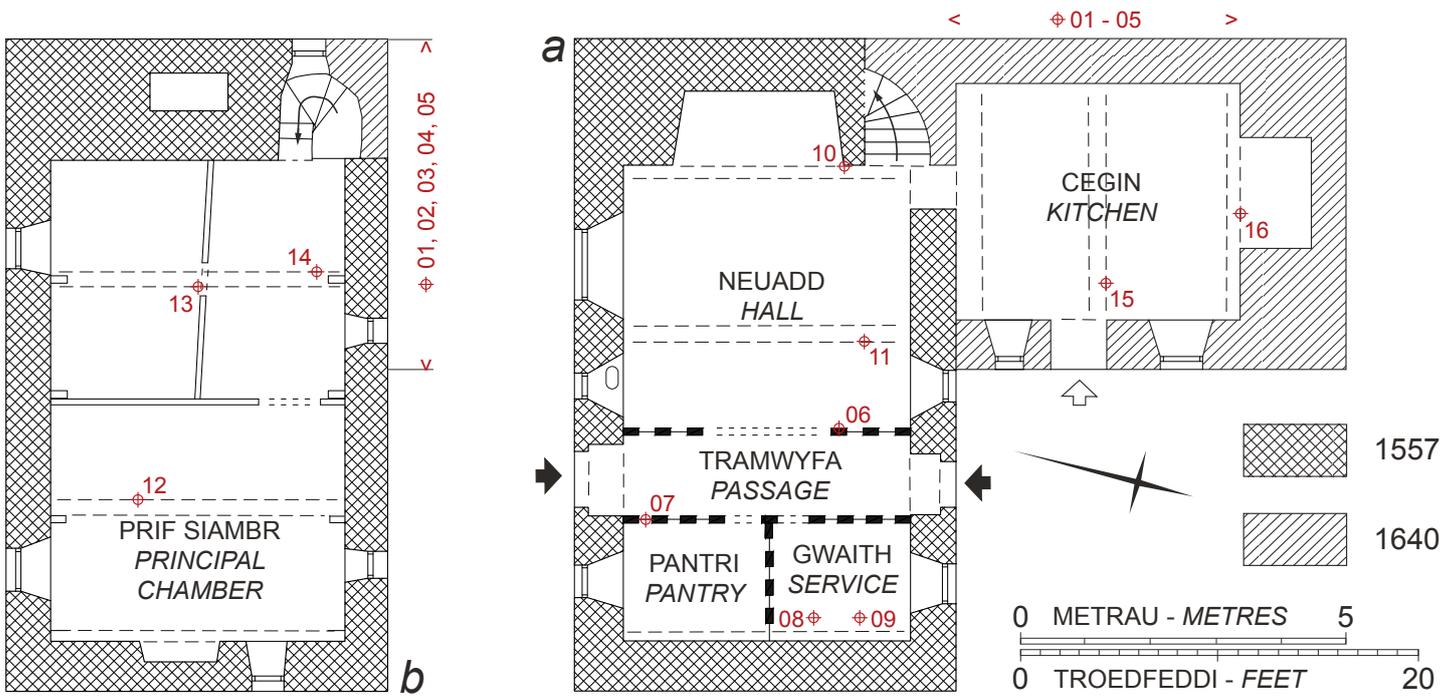
Condover House (formerly Villa Marina) in Llandudno is a striking example of the international modern style by architect Harry W. Weedon. The house meets the architectural interest criterion for its grade II\* listing because of the high quality of its design by a well-known architect.

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One of the reasons for listing the mid- to late nineteenth-century farm buildings at Tan y Bwlch (grade II) is the very early use of concrete cast on site. The early and successful use of this long-lasting technique meets the criterion for architectural interest.

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Left and above: Grade II listed Bryn yr Odyn is a well-preserved late sixteenth-century house which retains its original character and layout. As a good example of an early vernacular building, Bryn yr Odyn meets the listing criterion for architectural interest.

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This modest former crossing keeper's cabin on the Welshpool to Newtown railway line may not look like a listed building at first glance. However, it meets the listing criterion for historic interest because of its relation to the operation of the railway, which began in the nineteenth century. Listed grade II, it also meets the criterion for architectural interest because it is a good example of a particularly unusual and scarce building type which survives relatively intact.

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The statue of David Davies outside the former Barry Docks Office is a reminder of the once important role that both played in the Welsh coal industry. Listed grade II\* for its historic interest as a monument to the founder of Barry Docks and as the work of one Britain's most important sculptors, the statue is by Alfred Gilbert.

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Part of the list description for this grade II listed building in Laugharne, Carmarthenshire, simply reads 'single-storey pitched roof and vertically boarded shed with casement windows and double doors to west end'. Better known as Dylan Thomas's writing shed, it meets the listing criterion of close historical association because it was used by the illustrious poet. The interior is retained as it was when used by Dylan Thomas between 1949 and 1953.

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Alongside other listed buildings, the historic shopfront of Gwyn Davies Butchers contributes to the overall character of Castle Street, Llangollen, and meets the listing criterion for group value. Its grade II listing also reflects the special interest of its shopfront.

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The polished red obelisk in the foreground commemorates William 'Caledryn' Williams, minister of Groeswen Chapel between 1856 and 1869, but also famous as an Eisteddfodd adjudicator and author of poetry and books on Welsh grammar. The monument is listed grade II because of its close historical association with this charismatic figure in Welsh culture. The chapel itself is listed grade II\* for its national historic interest as the first Calvinistic Methodist Chapel in Wales.

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The Close, Llanfairfechan, was built by the outstanding Arts and Crafts architect Herbert Luck North between 1899 and 1945. The almost unaltered buildings and layout are a textbook example of high-quality Arts and Crafts domestic architecture, unique in Wales. Because of this group value, the houses are listed grade II.

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The older a building is, the more likely it is to be listed if it survives largely unaltered. But more recent buildings may be listed too, especially if they are rare examples of a particular type or the work of a distinguished architect. Ty Bronna, Cardiff, built in 1903–06, is listed grade II because it is the only design in Wales by the internationally important architect, C. F. A. Voysey.

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The church of St Cadoc in Llancafarn has twelfth-century origins but was remodelled at various times between the later thirteenth and fifteenth centuries. Despite restoration in 1888–87, the church retains many of its early features, including substantial areas of wall painting. All buildings built before 1700 that survive in anything like their original condition are listed and this church is listed grade I.

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Coychurch Cemetery Chapel of Remembrance, in the foreground, and Capel Crallo, beyond, date from 1970. They are listed grade II\* for their creative and thoughtful design by Maxwell Fry, the distinguished modernist architect, and for their group value with other listed elements in the cemetery complex.

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# 3. Finding out about Listed Buildings –

We give each listing a listed building record. These records are published in Cof Cymru — National Historic Assets of Wales on Cadw’s website <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>.

The main purpose of the list description is to help identify the building or structure. Each list entry includes:

- the street, name or number of the building
- its grade
- a reference number and the National Grid Reference
- a brief description of the building and its history
- the reason for listing
- references to other information about the building and its importance.

Although a list description will mention the features which led to the listing, it may not be a complete record of all the features of importance. The amount of information in a description can vary.

It is important to remember that the absence from the list description of any feature (whether outside or inside) does not mean that it is not of interest. Nor should it be removed or altered without listed building consent. If you are in any doubt, you should ask the advice of your local planning authority.

Listing covers the entire building, both inside and outside. It also includes any object or structure fixed to the building, and any object or structure within the ‘curtilage’ of the building constructed before 1 July 1948.

For example, a farmhouse might be the building named in the list entry, but other structures such as barns or stable blocks within its curtilage may still be part of the listing.

Your local planning authority can advise you about what is covered by the listing and whether or not other structures at the address should also be treated as listed.

You can find out more about curtilage in *Managing Change to Listed Buildings in Wales* <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>.

Occasionally, a building or structure may be scheduled as well as listed. In such cases, scheduled monument legislation takes precedence. For more information about scheduled monuments, see *Understanding Scheduling* and *Managing Scheduled Monuments* <http://cadw.gov.wales/historicenvironment/publications/scheduledmonuments/?lang=en>.

The Pierhead Building, Cardiff, is an especially important building in the historical and visual dockscape of Cardiff. It is also an exceptional Victorian building reflecting the confidence of its period and is listed grade I. Finding out more about the significance of prominent listed buildings like this can help people appreciate and value their surroundings, and ensure that change is managed properly.

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Plasau Duon, Caersws, listed grade II\*, is a remarkably well-preserved timber-framed house dating from around 1660. Although the list description records the main elements, it is important to remember that all components of the house, both inside and out, are covered by the listing regardless of whether they are mentioned. This means that it is important to find out as much as possible about the house before making any changes to it. In this case, there are extensive records in the National Monuments Record of Wales which could be consulted. You could also consult your local historic environment record for more information through Archwilio or the Welsh archaeological trusts.

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The farmhouse at Bodcoll, Ceredigion, is listed grade II as part of an upland farmstead with good traditional buildings. The traditional buildings are not listed in their own right but lie within the curtilage of the farmhouse. In practice, this means that the farm buildings may be protected to the same level as the farmhouse.

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## 4. How to Request a Listing ↵

There are around 30,000 listed buildings in Wales. Buildings can still be added to the list and you can make requests to us for individual buildings to be listed.

Before submitting your request, it is a good idea to check whether the building is already listed. You can do this on Cof Cymru — National Historic Assets of Wales <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>.

It is also a good idea to talk to your local planning authority conservation officer before contacting Cadw.

It is important that you tell us about evidence which may not have been available previously, or explain why the building's special interest may have been overlooked.

Difficulties can arise when proposals for listing are made for buildings that are under imminent threat of alteration or demolition. These can cause delay, sometimes with serious practical and financial consequences for the developer. This means that it is better for buildings to be assessed before any planning permission has been granted for redevelopment.

You should send your request for listing to us at [cadw@gov.wales](mailto:cadw@gov.wales) explaining why the building should be added to the list and include:

- name, address/location of the building, with postcode or map reference
- contact details for the owner/occupier, if known
- recent photos showing the building's current appearance and special features
- information about the history of the building — such as the date of construction, original use and historical development, special architectural features, and any people or events associated with it. If possible, you should include written or photographic evidence to support your request and tell us what sources you have used to find out about the building.
- reasons why you think the building may meet the criteria for listing.

We will assess the information to see whether the building meets the national criteria for listing (see section 2). If we recommend it for listing, we will consult:

- the building's owner and occupier
- the relevant local planning authority
- any other person that we believe to have special knowledge of, or interest in, buildings of architectural or historic interest.

We will allow 28 days for the return of written responses. If the building is listed, we will tell the owner, occupier and the local planning authority.

### Interim protection

From the beginning of the consultation period, the building will receive interim protection as if it is already listed. It will be an offence to damage it or carry out works that alter its character without listed building consent.

Interim protection will last until a decision is made and we tell the owner, occupier and relevant local planning authority. We publish a list of buildings under interim protection on our website (<http://cadw.gov.wales/historicenvironment/policy/historicenvironmentbill/statutorynotices/?lang=en>).

If the building is not listed, compensation for loss or damage caused by the interim protection may be payable. Written claims for compensation must be made within six months from the date that interim protection ceased.



Pencae, near Aberdaron, Gwynedd, was added to the list in 1998 because it is an especially well-preserved single-storey cottage, with a croglofft, and a byre attached. Listed grade II, it is typical of the region.

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New buildings or structures can be added to the list at any time providing that they meet the listing criteria. The Dog Stone on Mynydd Varteg was listed grade II in 2010. The cast-iron memorial records the accidental death of Carlo, a setter belonging to Henry Kennard of the Blaenavon Company. Not only is the memorial well made, but it also has a considerable connection to the social and economic history of the region so it has both special architectural and historic interest.

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Rock Houses are listed grade II for their group value as an important stuccoed terrace along the south side of St Julian's Street, Tenby. Although added to the list in 1951, a new list description was provided in 2002, taking account of new information about the houses.

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## 5. How to Request a Review of a Decision to List ↗

You may apply to The Planning Inspectorate for a review of the listing decision within 12 weeks of that decision on the grounds that the building is not of special architectural or historic interest. You will need to include full particulars of the case. The Planning Inspectorate will contact any interested parties who contributed to the original consultation and any other appropriate people so that they may contribute to the review. This may take the form of written representations, a hearing, or a public local inquiry.

Once The Planning Inspectorate has reached a decision, it will let the participants know its findings and we may need to amend the listing depending on the review decision.



**The Menai Bridge was built by Thomas Telford between 1818 and 1826 and was listed grade I in 1988. If this was a new listing today, you would have 12 weeks from the date of the listing decision to appeal against it and demonstrate that the bridge is not of special architectural or historic interest. In this instance, it would be difficult to prove that the bridge is not of national importance!**

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## 6. How to Request a Delisting or an Amendment to a Listing –

We will review listings in the light of new evidence. If you believe that a listing should be reconsidered, you should send us the evidence, together with photographs of the building and a location plan. The evidence must relate to the special architectural or historic interest of the building.

We will investigate your evidence and may need to visit the building before we reach an initial decision. If we recommend a delisting, we will consult:

- the building's owner and occupier

- the relevant local planning authority
- any other person that we believe has special knowledge of, or interest in, buildings of architectural or historic interest.

We will allow 28 days for the return of written responses. We will tell the owner, occupier and local planning authority if the building is delisted.

You can also make a request for the listing grade to be reconsidered by telling us why a building's special interest has increased or decreased.



The church of St Philip, Caerdeon, was listed grade II\* in 1992. Built in 1862, it is highly unusual architecturally as it draws its rustic character from the Continent rather than the prevailing influences of Victorian Gothic. A recent request to reassess the listing has led to the church being upgraded to grade I.

© Jon Pike 2018

## 7. Building Preservation Notices ↵

Local planning authorities can issue building preservation notices to protect unlisted buildings which they think are of special architectural or historic interest and are in danger of demolition or alteration that will affect their character.

The building will be protected in the same way as a building which has been listed. The notice is effective for up to six months during which time we will assess whether or not the building should be

listed. If we decide that the building does meet the national criteria for listing, we will consult and the building will be kept safe through interim protection (see section 4).

The local planning authority will tell the owner and occupier if we decide not to list the building and compensation for loss or damage caused by the interim protection may be payable.



The former farmhouse and buildings at Llanbrynean Farm, Llanfrynach, were listed grade II after a building preservation notice was served by the local planning authority. The building preservation notice provided protection for the buildings whilst Cadw assessed them for listing. The owners have since received listed building consent to renovate and develop the buildings at Llanbrynean Farm into a residential education facility. The renovation respects the character of the buildings which are listed for their special architectural interest as an ambitious and well-designed range of model farm buildings and farmhouse.

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## 8. Certificate of Immunity from Listing –

You can apply to us for a certificate of immunity from listing, which prevents a building from being listed during the five years from the date of its issue. A local planning authority may not serve a building preservation notice during that time. A certificate of immunity provides certainty for owners and developers considering work to a particular building.

We will assess applications for certificates in a similar way to a listing proposal. This means that applications should contain the same information that is needed for a listing request (see section 4). If the building does not meet the criteria for listing, we will issue a certificate of immunity. Applicants should also notify the local planning authority of the application.



Alfred's Terrace, Taff's Well, is listed grade II because it is an unusually well-preserved example of a terrace of workers' cottages. This means that the owners would need to seek listed building consent to make any changes that would alter its character. Owners and developers of unlisted historic buildings can apply for a certificate of immunity from listing which can help when planning new work.

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## 9. Looking After Listed Buildings –

Like the owner of any asset, owners of listed buildings are responsible for looking after their property. Although owners are not under any formal obligation, maintaining a listed building in good repair helps to ensure its long-term survival for future generations. Before beginning any work, it is a good idea for owners to understand what makes their listed building special so that any work can take that into account.

There is more information about maintenance and repair on our website in the Maintenance Matters! section <http://cadw.gov.wales/historicenvironment/help-advice-and-grants/maintenancematters/?lang=en>.

*Managing Change to Listed Buildings in Wales* explains how to understand the significance of a listed building and the best way to plan and make changes to it <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>.

There are also some useful sources of further information listed at the end of this guidance.

Local planning authorities also have various powers which they can use to help look after listed buildings at risk. These include the powers to carry out urgent work needed to preserve a listed building and to recover the cost from the owner. They can also issue a repairs notice. If the owner does not keep to the conditions of the repairs notice, the local authority may consider 'compulsory purchase' of the property. These measures are only used as a last resort as most owners are keen to look after their listed buildings and work with authorities.

You can find out more about the measures and powers to protect listed buildings in *Managing Listed Buildings at Risk in Wales* <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>.



**Regular maintenance is the best way to keep a listed building in good repair. Keeping drains clear is a simple but effective way to prevent damp.**

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**It is important to use the appropriate materials in the maintenance and repair of listed buildings. Limewashing is a traditional and effective finish to protect buildings with solid walls.**

© Frans Nicholas

# 10. Making Changes to Listed Buildings –

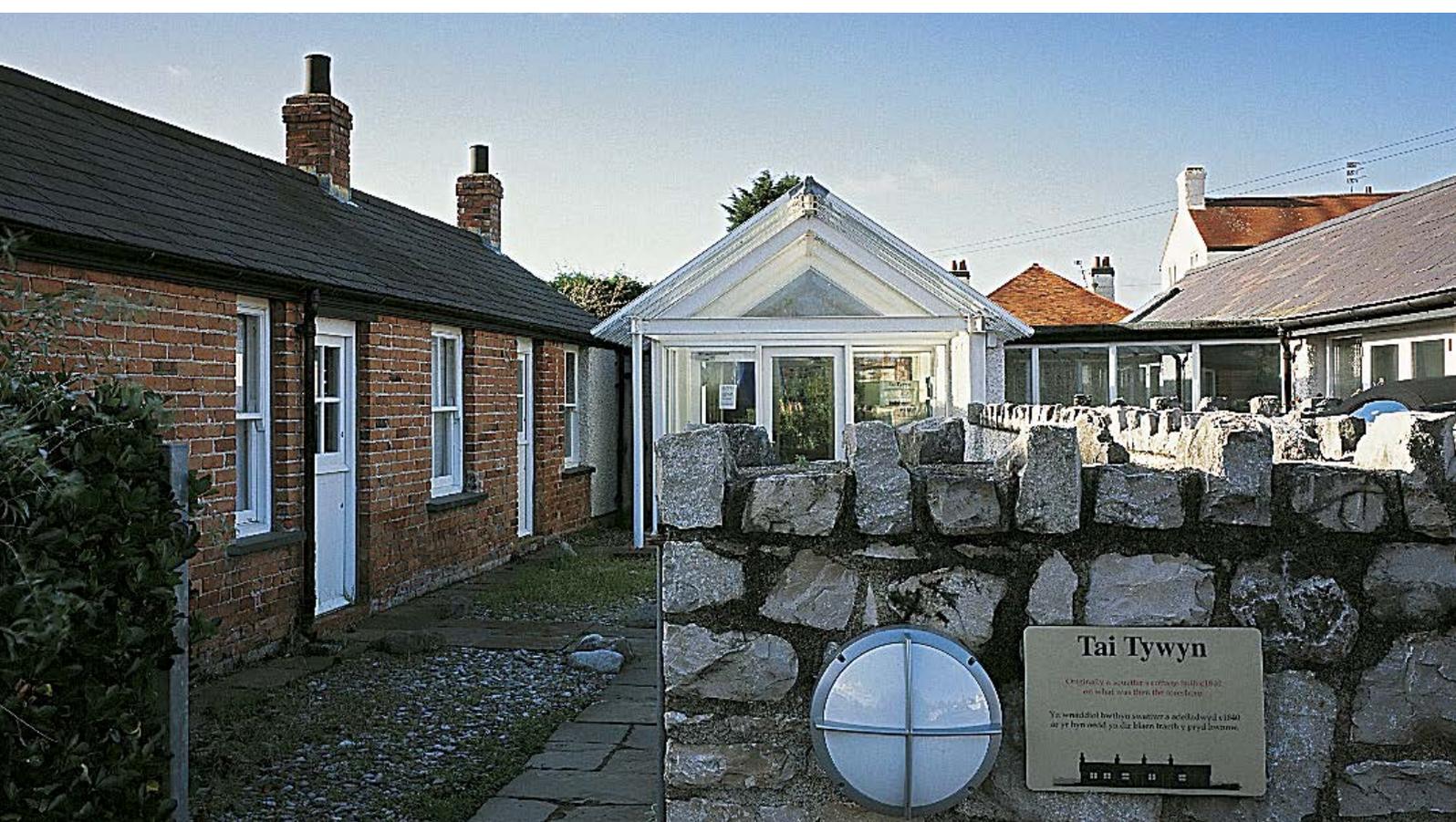
If you want to alter, extend or demolish a listed building, you will need to contact your local planning authority to find out if you need listed building consent.

It is a criminal offence to demolish, alter or extend a listed building in any way that affects its character as a building of special architectural or historic interest unless you have listed building consent. This means it is important to check with your local planning authority before starting any work.

You do not normally need listed building consent for like-for-like repairs, such as replacing roof slates with

the same size and type of slate, but you are likely to need consent for alterations that may affect the character of the building. This may include cleaning stonework or replacing windows.

Your local planning authority is the main point of contact for all applications for listed building consent. You can find out more about applying for listed building consent in *Managing Change to Listed Buildings in Wales* <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>



Carefully managed change can give listed buildings a new lease of life. Tai Tywyn, Prestatyn, Denbighshire, is a group of fishermen's cottages listed grade II. They have been converted into a business centre by adding buildings in a contemporary style at the rear (above). The original character and proportions of the front of the building are preserved (left).

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Making changes to listed buildings can have positive social and economic benefits as well as protecting Wales's heritage for the future. Grade I listed Llwyn Celyn was in danger of being lost (above) but, with the appropriate consents in place, the house is being restored by The Landmark Trust to provide holiday accommodation. The surrounding historic barns are being adapted for educational and community use.

© Crown copyright: Royal Commission on the Ancient and Historical Monuments of Wales (top); by courtesy The Landmark Trust (left)

## 11. Grants –

We can sometimes offer grants to assist with repair work. Details are published on our website <http://cadw.gov.wales/historicenvironment/help-advice-and-grants/grants/historicbuildings/?lang=en>

Grants are also available for historic buildings from other Welsh Government departments, such as the Community Facilities Programme <http://gov.wales/topics/people-and-communities/communities/>

[community-facilities-programme/?lang=en](http://gov.wales/topics/people-and-communities/communities/community-facilities-programme/?lang=en) or from organisations such as the Heritage Lottery Fund <https://www.hlf.org.uk/> or the National Churches Trust <https://www.nationalchurchestrust.org/>

A free and regularly updated online guide to relevant sources of funding for historic buildings is published on the Heritage Funding Directory website. <http://www.heritagefundingdirectoryuk.org/>



Penmaen Cottage near Dolgellau is listed grade II as a good, unaltered example of an eighteenth-century cottage built in the local style with local materials. The condition of its traditional random slate roof had deteriorated over a number of years and the cottage was thought to be at risk (left). Cadw offered a grant towards the cost of the repair to the building on condition that traditional skills training was provided as part of the works. This led to collaboration with the Snowdonia National Park Authority to provide the skills training and, consequently, the successful restoration of the cottage (above).

© Snowdonia National Park Authority

# Further Information

## Legislation, Planning Policy and Guidance

Ancient Monuments and Archaeological Areas Act 1979 <https://www.legislation.gov.uk/ukpga/1979/46>

Planning (Listed Buildings and Conservation Areas) Act 1990 <http://www.legislation.gov.uk/ukpga/1990/9/contents>

Historic Environment (Wales) Act 2016 <http://www.legislation.gov.uk/anaw/2016/4/contents/enacted>

*Planning Policy Wales* (Edition 9) <http://gov.wales/topics/planning/policy/ppw/?lang=en>

*Planning Policy Wales* (Edition 9), Chapter 6: The Historic Environment <http://gov.wales/topics/planning/policy/ppw/?lang=en>

*Technical Advice Note 24: The Historic Environment* <https://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

*Technical Advice Note 12: Design* <https://gov.wales/topics/planning/policy/tans/tan12/?lang=en>

Development Management Manual <http://gov.wales/topics/planning/policy/development-management-manual/?lang=en>

## Best-practice Guidance

*Conservation Principles for the Sustainable Management of the Historic Environment in Wales*, Cadw, Welsh Government, 2011 <http://cadw.gov.wales/historicenvironment/conservation/conservationprinciples/?lang=en>

*Heritage Impact Assessment in Wales*, Welsh Government, Cadw, 2017 <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>

*Managing Change to Listed Buildings in Wales*, Welsh Government, Cadw, 2017 <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>

*Managing Change to Registered Historic Parks and Gardens in Wales*, Welsh Government, Cadw, 2017 <http://cadw.gov.wales/historicenvironment/publications/historicparksandgardens/?lang=en>

*Managing Conservation Areas in Wales*, Welsh Government, Cadw, 2017 <http://cadw.gov.wales/historicenvironment/publications/conservationareas/?lang=en>

*Managing Listed Buildings at Risk in Wales*, Welsh Government, Cadw, 2017 <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>

*Managing Lists of Historic Assets of Special Local Interest*, Welsh Government, Cadw, 2017 <http://cadw.gov.wales/historicenvironment/publications/conservationareas/?lang=en>

*Managing Scheduled Monuments in Wales*, Welsh Government, Cadw, 2018 <http://cadw.gov.wales/historicenvironment/publications/scheduledmonuments/?lang=en>

*Realising the Potential of Pre-application Discussions*, Welsh Government Practice Guide, May 2012 <http://gov.wales/topics/planning/policy/guidanceandleaflets/preappguide/?lang=en>

*Setting of Historic Assets in Wales*, Welsh Government, Cadw, 2017 <http://cadw.gov.wales/historicenvironment/publications/historicbuildings/?lang=en>

## Maintenance and Conservation

Cadw has published a range of publications about caring for, conserving and converting various types of building. These can be found online at: <http://cadw.gov.wales/historicenvironment/help-advice-and-grants/lookingafteryourproperty/bestpractice/?lang=en>

BS7913 Guide to the Conservation of Historic Buildings <http://shop.bsigroup.com/ProductDetail/?pid=00000000030248522>

Historic England <https://historicengland.org.uk/advice/your-home/>

Historic Environment Scotland <https://www.engineshed.org/>

Institute of Historic Building Conservation <http://www.ihbc.org.uk/>

Maintenance Matters! <http://cadw.gov.wales/historicenvironment/help-advice-and-grants/maintenancematters/?lang=en>

## Historical Information

The following sources may be helpful if you are looking for more information about a listed building.

**Archives Wales**— an online catalogue that allows you to search information in more than 7,000 collections of historical records in the holdings of the 21 archives in Wales. [www.archiveswales.org.uk](http://www.archiveswales.org.uk)

**Archwilio** — provides online public access to the historic environment records for each local authority area in Wales. Archwilio is maintained and supported with further information held by the Welsh archaeological trusts. [www.archwilio.org.uk](http://www.archwilio.org.uk)

**Coflein**— the online catalogue for the National Monuments Record of Wales, the national collection of information about the historic environment of Wales. [www.coflein.gov.uk](http://www.coflein.gov.uk)

**Cof Cymru** — Cadw's online record of the national historic assets of Wales, which includes listed buildings, scheduled monuments, protected wrecks, World Heritage Sites and registered historic landscapes. Registered historic parks and gardens will be added to Cof Cymru during 2018. <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

**Cynefin** — an online resource to research Welsh tithe maps and their indexes <http://cynefin.archiveswales.org.uk/>

**Historic Wales** — an online gateway to national and regional historic environment records [www.historicwales.gov.uk](http://www.historicwales.gov.uk)

**List of Historic Place Names of Wales** — records the various forms and spellings used for the names of topographical features, communities, thoroughfares, structures and other aspects of the landscape recorded in sources that predate the First World War. <https://historicplacenames.rcahmw.gov.uk/>

**The National Library of Wales** [www.llgc.org.uk](http://www.llgc.org.uk)

## Grants

The following sources may be helpful if you are looking for more information about grants.

### Cadw

<http://cadw.gov.wales/historicenvironment/help-advice-and-grants/grants/historicbuildings/?lang=en>

### Community Facilities Programme

<http://gov.wales/topics/people-and-communities/communities/community-facilities-programme/?lang=en>

### Heritage Lottery Fund

<https://www.hlf.org.uk/>

### National Churches Trust

<https://www.nationalchurchestrust.org/>

### Heritage Funding Directory

<http://www.heritagefundingdirectoryuk.org/>

# Contacts ↗

## **Cadw, Welsh Government**

Plas Carew  
Unit 5/7 Cefn Coed  
Parc Nantgarw  
Cardiff  
CF15 7QQ  
Tel: 03000 256000  
[cadw@gov.wales](mailto:cadw@gov.wales)  
<http://cadw.gov.wales>

## **Royal Commission on the Ancient and Historical Monuments of Wales**

Ffordd Penglais  
Aberystwyth  
Ceredigion  
SY23 3BU  
Tel: 01970 621200  
[nmr.wales@rcahmw.gov.uk](mailto:nmr.wales@rcahmw.gov.uk)  
[www.rcahmw.gov.uk](http://www.rcahmw.gov.uk)

## **National Monuments Record of Wales**

[nmr.wales@rcahmw.gov.uk](mailto:nmr.wales@rcahmw.gov.uk)  
[www.coflein.gov.uk](http://www.coflein.gov.uk)

## **The Planning Inspectorate**

Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ  
Tel: 029 2082 3866  
[wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)  
[www.planninginspectorate.wales.gov.uk](http://www.planninginspectorate.wales.gov.uk)

## **Local Planning Authorities**

Local planning authorities' conservation and planning officers can be contacted via the relevant local authority website.

## **Welsh Archaeological Trusts**

Clwyd-Powys Archaeological Trust  
41 Broad Street  
Welshpool  
SY21 7RR  
Tel: 01938 553670  
[trust@cpat.org.uk](mailto:trust@cpat.org.uk)  
[www.cpat.org.uk](http://www.cpat.org.uk)

Dyfed Archaeological Trust  
Comer House  
6 Carmarthen Street  
Llandeilo  
SA19 6AE  
Tel: 01558 823121  
[info@dyfedarchaeology.org.uk](mailto:info@dyfedarchaeology.org.uk)  
[www.dyfedarchaeology.org.uk](http://www.dyfedarchaeology.org.uk)

Glamorgan-Gwent Archaeological Trust  
Heathfield House  
Heathfield  
Swansea  
SA1 6EL  
Tel: 01792 655208  
[enquiries@ggat.org.uk](mailto:enquiries@ggat.org.uk)  
[www.ggat.org.uk](http://www.ggat.org.uk)

Gwynedd Archaeological Trust  
Craig Beuno  
Garth Road  
Bangor  
LL57 2RT  
Tel: 01248 352535  
[gat@heneb.co.uk](mailto:gat@heneb.co.uk)  
[www.heneb.co.uk](http://www.heneb.co.uk)

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