



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: NPT0960/RD

ARCHAEOLOGICAL PLANNING

Head of Planning
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
NEATH
SA11 2GG

27th January 2026

Dear Sir

Re: Demolition of existing Listed Building on site, including the outbuildings and erection of 8no. dwellings (6no. Market and 2no Affordable), with associated highway, landscaping, drainage and infrastructure works
1 Henfaes Road Tonna Neath SA11 3DX
Pl.App.No.: P2025/0842

Thank you for consulting us about this application; we can confirm that **the proposal requires archaeological mitigation.**

We previously commented on an application for this site (P2024/0818) in our letter dated 19th February 2025, and our understanding of the archaeological resource remains unchanged.

The information in the Historic Environment Record (HER) curated by this Trust shows that the building is Grade II Listed as Tyn yr Heol (Cadw ref: 15844), and designated for its architectural interest as a substantial c1800 house retaining original character. The historic house at Tyn yr Heol was an early 18th century Georgian house of some status set back from the road behind a high stone wall. Originally, a two storey building with attic and basement, symmetrical five bay front elevation it was extended in the early-mid 20th century to the northeast by a substantial brick extension. Built in local stone and rendered with expressed quoins under a hipped tiled roof with tall end stacks it was a property of some status. Unfortunately, due to the extent of previous works c1920-50s and the further fire damage, much evidential value of previous room layouts, historic features and materials hidden under more modern fabric has been lost.

The proposed development involves the demolition of the existing listed building on site, including the outbuildings and erection of 8no. dwellings (6no market and 2no affordable), with associated highway, landscaping, drainage and infrastructure works. Whilst we note the extensive damage to the structure as a result of fire damage the demolition of the building would result in its loss without proper record.

Therefore, as previously, we recommend that a historic building survey is made prior to any work commencing. We would recommend that this takes the form of a **Level 2** survey

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth

The Trust is both a Limited Company (1198990) and a Registered Charity (504616)

Cyfeiriad cofrestredig: Tŷ Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin SA19 6AE

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as set out in “*Understanding Historic Buildings: A Guide to Good Recording Practice*”, Historic England, 2016. This will include a measured scale in the photographs, a directional plan and to an agreed Written Scheme of Investigation (WSI).

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

The justification for the imposition of the condition would therefore be: -

Reason: *As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

If you have any questions or require further advice on this matter please do not hesitate to contact us

Yours faithfully

R. Dunning

Rob Dunning BSc MCIfA
Archaeological Planning Officer

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