

OFFICER REPORT

Application Number: P2026/0201

Site Address: Caewern House Dwr Y Felin Road Caewern Neath Neath
Port Talbot SA10 7RH

Proposal: Details submitted pursuant to condition 11 (Written Scheme of Investigation for historic building recording) of planning permission P2024/0301 dated 11.09.2025 (for demolition of Caewern House and construction of 36 no. affordable residential flats)

Applicant: Jones Brothers (Henllan) Limited

Agent: Mr Michael Southall

Ward: Bryncoch South

Application Type: Discharge of Conditions

Valid Date: 1st April 2026

Statutory Expiry Date: 26th May 2026

Ext. of Time / PPA date: 22nd July 2026

Publicity Expiry Date: 3rd July 2026

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2024/0301
Development:	Demolition of Caewern House and construction of 36 no. affordable residential flats in five 3-storey blocks together with access, parking, footpaths, drainage, open space, landscaping and associated works including electric

	vehicle charging points, bin/cycle storage, pv solar arrays and air source heat pumps
--	---

DETAILS OF CONDITIONS TO BE AGREED

This application as submitted relates to the approval of details in respect of the following condition of the above planning permission: -

Condition 11: *‘No development shall take place, nor any demolition works or site clearance, 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 first submitted to and approved in writing by the Local Planning Authority.*

Reason:

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

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Written Scheme of Investigation for a Level 3 Building Recording, which has been prepared by Trysor (dated March 2026).

A Level 3 Building Recording report (dated June 2026), prepared by Trysor.

CONSULTATIONS / REPRESENTATIONS

HENEB – No objection

NPT Heritage Officer – No response.

ASSESSMENT

The submitted details have been assessed by HENEB who state *‘that the submitted report meets current professional standards, and can be entered into the regional Historic Environment Record. Therefore we recommend that this condition is fully discharged at this time’*

CONCLUSION

The submitted details are considered sufficient and acceptable to meet the requirements to discharge condition 11 therefore this application is recommended for approval.

CHECKLIST

• Has the Original Decision Notice been revised to include details of the approved details (“the Living Decision Notice”) and a copy provided with the report	✓
• Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	21st July 2026

