

OFFICER REPORT

Application Number: P2026/0373

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

Proposal: Details submitted pursuant to condition 12 ('What Once Stood' scheme of interpretation) 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 Tommy Farnill

Ward: Bryncoch South

Application Type: Discharge of Conditions

Valid Date: 5th June 2026

Statutory Expiry Date: 30th July 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 30th June 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
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DETAILS OF CONDITIONS TO BE AGREED

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

Condition 12: *‘No development shall take place, nor any demolition works or site clearance, until a scheme of proposed interpretation, including a public display board or similar feature of interest, detailing the 'What Once Stood' history of Caewern House, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to the first beneficial occupation of the development and thereafter retained as part of the development in perpetuity.*

Reason:

As the building is of architectural and cultural significance, a scheme of interpretation is required to mitigate loss of historic features.'

BRIEF DESCRIPTION OF SUBMITTED DETAILS

What Once Stood Plaque Location Plan
Proposed Panel Design - indicative image
Caewern House Interpretation Scheme by Trysor 29/05/2026
Completion Report - NM-23-00668 What Once Stood
Mosaic Image
Panel Image

CONSULTATIONS / REPRESENTATIONS

Blaenhonddan Community Council – No objection.

Highways: No comment.

Heritage: Mosaic and interpretation plaque look good and text seems fine.

Heneb: No comment.

ASSESSMENT

The planning permission allows for the demolition of a building of local historic importance, and this was an issue of community concern at the time of the planning application, as evidenced in the formal PAC process. Condition 12 was therefore imposed in order to ensure a public interpretation scheme is included as part of the development in order to inform future generations about ‘what once stood’ on this site. The National Lottery awarded a grant to the developer to engage with the local

community and design some public art for inclusion within the completed development/layout. The details have been submitted for the Local Planning Authority's approval and the scheme proposes a new mosaic mural and bilingual interpretation panel be erected on a new stone feature wall (to be built from reclaimed stone from the building itself once demolished), located at the back of the public footway near to the main entrance to the development/site.

No objections have been received from any of the consultees, and the submitted details are considered acceptable to meet the requirements of the planning condition.

CONCLUSION

The submitted details are considered sufficient and acceptable to meet the requirements to discharge condition 12 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	23rd July 2026