

Julie James AC/AM
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref: FM/OAQ54087

Nick Ramsay AM

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Dear Nick

I am writing to provide a response to the points you raised with the First Minister during Plenary on 18 June, regarding the Welsh Ministers' decision to refuse planning permission for the conversion and extension of Troy House.

I am unable to discuss the decision as, under planning law, the Welsh Ministers' decision is final. Also, there is a statutory right to apply to the High Court for permission to challenge the decision. The period for statutory challenge ends on 18 July.

The requirement to have due regard to the listed status of buildings when making decisions on planning applications is set out in section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act"). I attach a copy of the Inspector's report and my decision letter which explain how the long-term preservation of the listed building was considered in the determination of the planning application.

The 1990 Act provides local planning authorities with extensive powers to protect listed buildings which are at risk from neglect and decay. Guidance on the statutory powers available is contained in the Welsh Government's Technical Advice Note 24: The Historic Environment. Advice for local authorities on the use of these powers is provided in CADW's best practice guide, "Managing Listed Buildings at Risk in Wales".

The powers available to local planning authorities include the ability to undertake urgent works to ensure the preservation of listed buildings in their area. Local planning authorities may recover the cost of carrying out urgent works from the buildings' owners. In the case of Troy House, I am aware that Monmouthshire County Council's Planning Committee gave approval for an urgent works notice in June 2017 relating to the repair of the roof and propping of the ceilings.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Local planning authorities also have the power to issue a Repairs Notice on the owner of a listed building. A Repairs Notice may be issued for any listed building when the local planning authority considers there has been a protracted failure by an owner to keep the building in reasonable repair and so places the building at risk. If two months has passed following the service of a Repairs Notice and it appears no reasonable measures have been taken to secure the preservation of the building, the local planning authority may begin compulsory purchase proceedings after receiving confirmation by the Welsh Ministers.

Yours sincerely



Julie James AC/AM

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