

Weatherhead, Michael (ETC - CST - Cadw - Casework Teams)

From: Weatherhead, Michael (ETC - CST - Cadw - Casework Teams)
Sent: 12 December 2022 16:14
To: Weatherhead, Michael (ETC - CST - Cadw - Casework Teams)
Subject: Doc 3 - Email exchange between Cadw and Swansea Council, dated 25 February 2022

From: Stephen Smith (Planning)
Sent: 25 February 2022 16:03
To: Weatherhead, Michael (ESNR - Tourism, Heritage & Sport - CADW)
Subject: RE: Capel Salem - Listed Building

Hi Mike,

Yes, we understand that the owner intends to submit a retrospective LBC to justify the unauthorised demolition. We have been in contact with him, but there is no timescale for the LBC submission.

I understand Swansea Comms Team are responding to the press on this.

Steve

From: Weatherhead, Michael (ESNR - Tourism, Heritage & Sport - CADW)
Sent: 25 February 2022 11:01
To: Stephen Smith (Planning)
Subject: RE: Capel Salem - Listed Building

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Hi Steve,

A heads-up that Welsh Govt comms have received an enquiry about this from walesonline – they'll be directing it to the council's press office.

Is it still the case that you're expecting a retrospective application for LBC?

Thanks

-Mike

From: Stephen Smith (Planning)
Sent: 24 January 2022 14:35
To: Green, Jonathan (ESNR - Tourism, Heritage & Sport - CADW), Kelly, Rhodri (ESNR - Tourism, Heritage & Sport - CADW)
Cc: Andrew Ferguson; Rhodri Williams; Tom Evans
Subject: Capel Salem - Listed Building

Dear Jonathan and Rhodri

Following the unauthorised demolition of the Listed Capel Salem just before Christmas, [It was](#) advised that [we](#) would keep you updated following a review of the situation internally.

As you know this listed building was damaged by fire approx 20 years ago below leaving just masonry walls. It is on the Councils Listed Building at Risk Register and a 2013 feasibility study suggested a £1m conservation gap to restore the shell and convert to 8-10 flats. This feasibility study was shared with the owner but as the chapel is not in a location to attract significant grant funding nothing was progressed by them.

In early December 2021, colleagues in Building Control had raised concerns about the state of this building following Storm Arwen and requested that it was "made safe". The LPA was made aware of this and wrote to the owner to advise them that notwithstanding this, the making safe should be the minimum necessary and they still required Listed Building consent for any alterations.

We understand that the owner did approach a heritage accredited structural engineer however nothing resulted and on Monday 20th December with no notice to the LPA, a contractor appointed by the owner started work on site to make safe. During this work, planning enforcement visited the site in the morning and cautioned the contractor and the LPA conservation officer contacted the owner who was not present to establish what has happened. Planning enforcement asked Building Control to visit the site given the state of the remaining structure building and they advised that the making safe works had rendered the remaining building unstable and that the remaining walls needed to come down immediately.

As it stands, a Listed Building (LB) offence has been committed. However, the LPA is giving the owner the opportunity to apply for listed building consent to retrospectively explain and justify the demolition. We expect this application to be submitted soon.

We will also be meeting with Building Control colleagues to review the dangerous structure and listed building controls.

The Ward Councillors have been briefed on this situation.

I trust the above information is of use to you and we are more than happy to discuss any elements further if you wish.

Regards

Steve