

From: [REDACTED] <[REDACTED]@monmouthshire.gov.uk>
Sent: 19 January 2022 14:45
To: Weatherhead, Michael (ESNR - Tourism, Heritage & Sport - CADW)
<[REDACTED]@gov.wales>
Cc: Kelly, Rhodri (ESNR - Tourism, Heritage & Sport - CADW)
<[REDACTED]@gov.wales>; [REDACTED]
<[REDACTED]@monmouthshire.gov.uk>
Subject: RE: Delisting Enquiry - 13 St Ann Street, Chepstow ()

Hi Mike,

Yes I am aware of this case, I am now aware that they have applied for de-listing. The background as I understand is that it's a Monmouthshire Housing Association Property that they need to upgrade to Wales DQR standards. They can get funding for new build and want to replace the building in order to access the funding.

I have not been on site to look at the building in detail, however I note that her response directs to Cadw for determination of a de-listing rather than giving a full opinion. It suggests there is limited historic fabric, but overall holds value. I would suggest that the building still meets the criteria for listing, however as I say I have not been to the building to view/assess in reality.

I assume that they need to justify in heritage terms as to why they feel the building no longer meets the criteria and that the future plans are irrelevant for the moment. They would be part of an application for demolition as they would still need CAC if the building is de-listed. The criteria for assessment for demolition is the same.

I hope this helps, but wouldn't be suggesting that de-listing is appropriate at present.

Regards

[REDACTED]

From: [REDACTED]@gov.wales
Sent: 13 January 2022 13:10
To: [REDACTED] <[REDACTED]@monmouthshire.gov.uk>
Cc: [REDACTED]@gov.wales
Subject: FW: Delisting Enquiry - 13 St Ann Street, Chepstow ()

Hello [REDACTED],

Please see below. Are you familiar with this delisting request? LRM Planning says [REDACTED] [the former Heritage Office] was in support, but the property would seem to retain the qualities for which it was listed, and I'm wary of the wool being pulled over our eyes.

[Listed Buildings - Full Report - HeritageBill Cadw Assets - Reports \(cadwpublic-api.azurewebsites.net\)](https://api.azurewebsites.net)

Thanks

-Mike

Mike Weatherhead
Arweinydd Tîm Gwaith Achosion / Casework Team Leader
Polisi a Gwarchod / Policy and Protection
Cangen Amgylchedd Hanesyddol / Historic Environment Branch
Cadw
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From: [REDACTED] <[REDACTED]@lrmplanning.com>
Sent: 12 January 2022 17:55
To: Weatherhead, Michael (ESNR - Tourism, Heritage & Sport - CADW)
<[REDACTED]@gov.wales>
Cc: [REDACTED] <[REDACTED]@monmouthshirehousing.co.uk>
Subject: Enquiry -Removal from the statutory list -13 St Ann Street, Chepstow, Monmouthshire, NP16 5HE- (Grade II, March 1975)

Dear Michael,

I write to request your advice and assistance in respect of the applicants request for you to consider the de-listing of the above property which is in the ownership Monmouthshire Housing Association.

To assist your review, I enclose survey plans and elevations recently prepared by LeTrucco Design, the photo survey also prepared by the applicant, Monmouthshire Housing Association and also the written pre-application advice received from the LPA, further to site meeting with the LPA Heritage Officer on 22nd September 2021.

The Heritage Officer, [REDACTED], who was at the time representing the LPA (Monmouthshire Council) was of the view at the meeting that due to the loss of historic fabric she was of the view that grounds existed for a case to be made. [REDACTED] has returned to her original employment and I understand she ran out of time as it was her original intention to make contact with you directly before issuing her written comments. [REDACTED], has however provided her view within the attached advice.

It would therefore be appreciated if you could consider this matter and advise me of the process which you would follow and timescale for such. If you would wish to visit the site please do let me know and I'll arrange matter with MHA (all of the existing apartments are unoccupied).

Should you need anything in the meantime please do let me know.

Kind regards

Director

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