

Activity 2: What Permissions are required?



This scenario is based on the Outbuilding at the Punchbowl Inn, Brecon.

Although the building is real, the proposal is entirely fictional.

Grade II Listed Building
Within a Conservation Area and a National Park

Reasons for Listing
Included for Group Value with adjacent listed buildings

Current status
Vacant and in a state of disrepair

Activity 2- What permissions are required?



Fictional Scenario

The local Councillor has been contacted by several members from the local community relating to the current condition of the building. They claim that it is unsightly and potentially dangerous as people are accessing the building without authority.

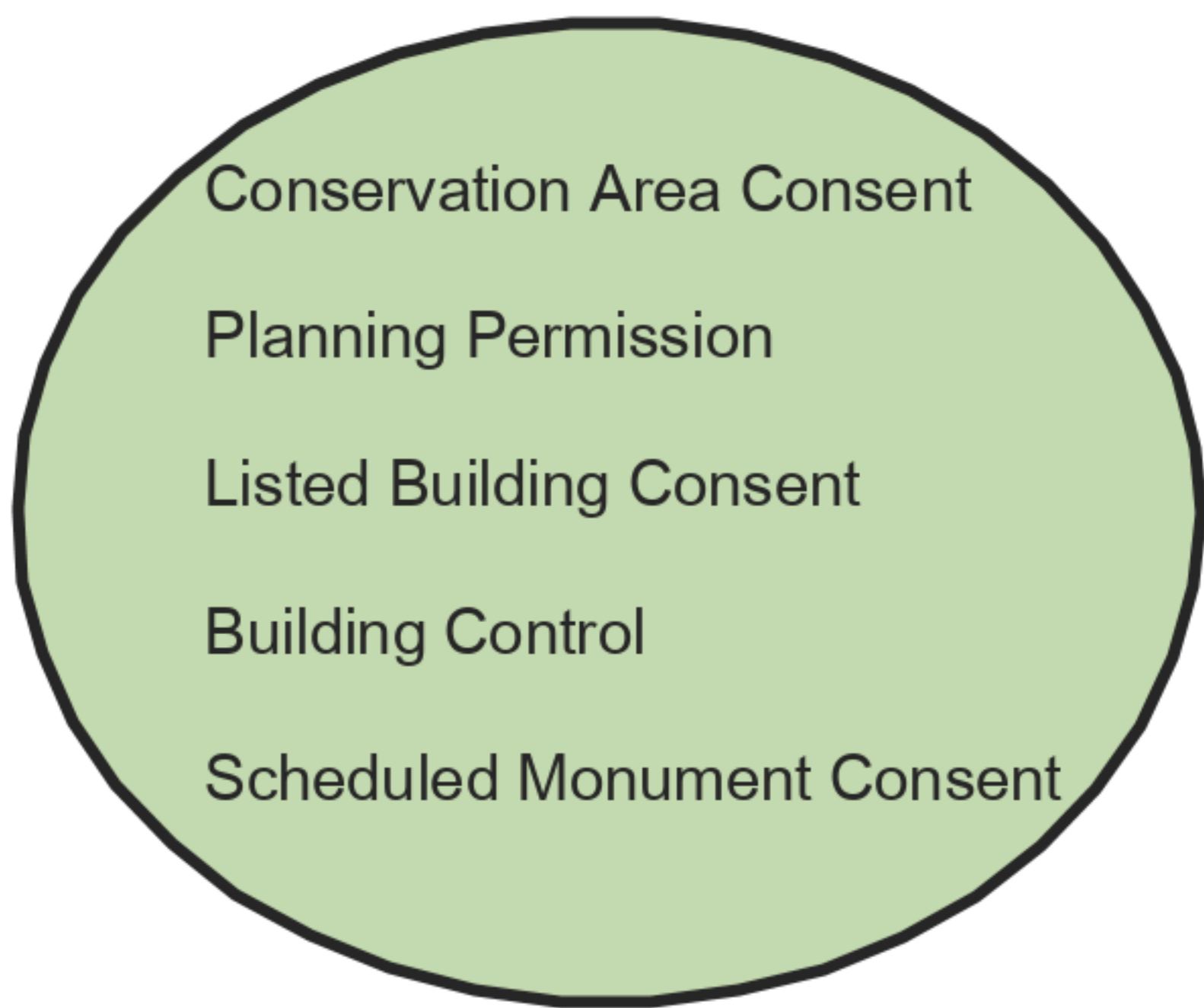
The local Councillor contacts the building owner and requests they make the building safe, secure and more visually attractive.

The owner wants to convert it into a restaurant/bar but has very limited resources to invest.

What permissions are needed for each of the proposed interventions on the sticky notes below?

Should it be granted?

What additional information would be required to inform this decision?



Carry out re-pointing - only in areas where it is required using like for like materials and methods

Replace the windows with double glazing to meet Part L standards in a style to match the existing

Repair the roof using minimal intervention

Change of use from storage building into restaurant/bar

Instate new plastic fascias, gutters and downpipes to control the water movement

Demolition of the chimney to prevent water ingress