
WELSH STATUTORY INSTRUMENTS

2006 No. 3316

The Planning (Listed Buildings and Conservation Areas) (Amendment) (Wales) Regulations 2006

Amendment of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

2. After regulation 3A (design and access statements) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990(1), insert—

“Access Statements: Wales

3B.—(1) Any application to a local planning authority for listed building consent must, subject to paragraph (3), be accompanied by a statement (“an access statement”) explaining how issues relating to access to the building have been dealt with.

(2) Subject to paragraph (3), an access statement must explain—

- (a) the policy or approach adopted as to access, including—
 - (i) what alternative means of access have been considered, and
 - (ii) how policies relating to access in the development plan(2) have been taken into account,
- (b) how the policy or approach adopted as to access takes account of—
 - (i) the special architectural or historic importance of the building,
 - (ii) the particular physical features of the building that justify its designation as a listed building, and
 - (iii) the building’s setting,
- (c) how any specific issues which might affect access to the building have been addressed; and
- (d) how features which ensure access to the building will be maintained.

(3) Paragraphs (1) and (2) do not apply in relation to an application for listed building consent to carry out works affecting only the interior of a building.”.

(1) *S.I. 1990/1519*, to which there are amendments not relevant to this instrument.

(2) *See* section 38(4) of the Planning and Compulsory Purchase Act 2004 (c. 5) for the meaning of “development plan” and the transitional provisions and savings in article 3 of the Planning and Compulsory Purchase Act 2004 (Commencement No 6, Transitional Provisions and Savings) Order 2005 (*S.I.2005/2847*) (C.118).