

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning
(Non-Material Changes and Correction of Errors) (Wales) Order 2014

NON-MATERIAL AMENDMENT (APPROVAL)

To: Mr Matthew Toon Yr Hafod Heol-Y-Mynydd Cefn Coed Merthyr Tydfil

WHEREAS you submitted an application on the 7th August 2025 for a non-material amendment at: Yr-Hafod Heol-y-mynydd Cefn Coed Merthyr Tydfil CF48 2NQ short particulars of the application being as follows:-

Name of the Applicant

Mr Matthew Toon
Yr Hafod
Heol-Y-Mynydd
Cefn Coed
Merthyr Tydfil

Description of Proposed Development

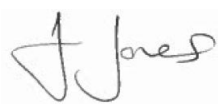
Non-material amendment to application P/25/0031 to alter the external finishes of the approved extension from Marley Cedral cladding to a dark grey resin render finish (Non Material Amendment)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **APPROVES** the non-material amendment as described above and in accordance with the details and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 21st August 2025

Signed: 
(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Draft Proposals, Received 7 August 2025

Drawing Title: Section A-A, Received 7 August 2025

Drawing Title: Section B-B, Received 7 August 2025

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. The developer is advised that conditions 1 and 4 of the original decision notice (planning ref: P/25/0031) are still applicable and must be complied with. Condition 2 has been amended on this decision notice to refer to the plans submitted as part of this non-material amendment application. Finally, condition 3 would only be applicable if the extension is erected in accordance with the original plans approved under planning application P/25/0031. If the extension is finished in accordance with the details approved under this non-material amendment application (i.e. with a rendered finished) this condition would be deemed as cancelled.

NOTES

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.