



Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for Planning Permission and Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Mail

Company Name

Foundation for Jewish Heritage

Address

Address line 1

New Burlington House

Address line 2

1075 Finchley Road

Address line 3

Town/City

London

Country

Postcode

NW11 0PU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Ashley

Surname

Davies

Company Name

GWP Architecture

Address

Address line 1

03.01 Tower Works

Address line 2

2 Globe Road

Address line 3

Town/City

Leeds

Country

United Kingdom

Postcode

LS11 5QG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

1050.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Repair and restoration of derelict grade II listed Synagogue and currently residential grade II listed Primrose Hill and adaptations to both to provide new Welsh Jewish Cultural Centre. Landscaping works to derelict land to north and east of Synagogue, with small structure inserted within land to east of Synagogue to house bat roost, plant enclosure and air source heat pump.

Use Classes would relate to A1, A3, B1, C3/4/5/6, D1 and D2. Note residential use would only relate to Primrose Hill, which is already in residential use.

Has the development or work already been started without planning permission?

☐ Yes

☒ No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

1009_Demolition Ground Floor Plan
 1014_Proposed Ground Floor Plan
 1004_Existing First Floor Plan
 1010_Demolition First Floor Plan
 1011_Demolition Second Floor Plan
 1015_Proposed First Floor Plan
 1005_Existing Second Floor Plan
 1016_Proposed Second Floor Plan
 1006_Existing Roof Plan
 1012_Demolition Roof Plan
 1002_Existing Basement Floor Plan
 1008_Demolition Basement Floor Plan
 1013_Proposed Basement Floor Plan
 1017_Proposed Roof Plan
 1007_Existing Elevations
 1018_Proposed Elevations
 0008_Existing First Floor Plan
 0009_Existing Second Floor Plan
 0003_Existing Site Plan
 0005_Proposed Site Plan
 0017_Demolition Floor Plans
 0018_Proposed Lower and Upper Ground Floor Plans
 0001_Site Location Plan
 0002_Site Block Plan
 0004_Existing Roof Site Plan
 0006_Proposed Roof Site Plan
 0007_Existing Basement & Ground Floor Plan
 0010_Existing Roof Plan
 0011_Existing Internal Elevation_North
 0012_Existing Internal Elevation_South
 0013_Existing Internal Elevation_East and West
 0014_Existing Internal Elevation_East 2
 0015_Existing North and East Elevations
 0016_Existing South and West Elevations
 0020_Proposed Upper Second Floor Plan
 0021_Proposed Roof Plan
 0022_Proposed Internal Elevation_North
 0023_Proposed Internal Elevation_South
 0024_Proposed Internal Elevation_East and West
 0025_Proposed Internal Elevation_East 2
 0026_Proposed North Elevation
 0027_Proposed South Elevation
 0028_Proposed East Elevation
 0029_Proposed West Elevations
 Welsh Jewish Cultural Centre_Interior CGI 1
 Welsh Jewish Cultural Centre_Interior CGI 2
 9684_101_P1
 9684_102_P1
 9684_301_P1
 9684_SK10_A
 9684_SK19_P1
 2000_Lighting_LGF and GF
 2001_Lighting_FF and SF
 3000_Small Power and Data_LGF and GF
 3001_Small Power and Data_FF and SF
 4000_Protective Services_LGF and GF
 4001_Protective Services_FF and SF
 6000_Containment_LGF and GF
 6001_Containment_FF and SF
 2500_Heating and Cooling_LGF and GF
 2501_Heating and Cooling_FF and SF

3500_Ventilation_LGF and GF
3501_Ventilation_FF and SF
4500_Public Health_LGF and GF
4501_Public Health_FF and SF
Welsh Jewish Cultural Centre_Landscape Layout
Welsh Jewish Cultural Centre_Green Infrastructure Statement
Welsh Jewish Cultural Centre_Landscape Strategy Plan
Welsh Jewish Cultural Centre_Landscape Strategy Report
External Works, Synagogue and Primrose Hill_The Proposals
Former Synagogue_Heritage Assessment Appendices
Former Synagogue_Heritage Assessment
Former Synagogue_Record of Building and Condition Assessment
Former Synagogue_Statement of Significance
Former Synagogue_The Proposals
Primrose Hill_Building Recording and Condition Assessment
Primrose Hill_Heritage Assessment Appendices
Primrose Hill_Heritage Assessment
Primrose Hill_Statement of Significance
Primrose Hill_The Proposals
Former Synagogue and Primrose Hill_Heritage Impact Statement
Welsh Jewish Cultural Centre_Arboricultural Report
Welsh Jewish Cultural Centre_Consultation Report
Welsh Jewish Cultural Centre_Ecological Impact Assessment Report
Welsh Jewish Cultural Centre_Transport Statement

Existing Use

Please describe the current use of the site

Former Synagogue - Unused.
Primrose Hill - Residential Flats.
External Area - Unused.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☒ Yes
☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.01

hectares

Area of greenfield land proposed for new development

0.00	hectares
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Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

Natural Slate, with Clay Ridge Tiles and Lead Detailing

Proposed materials and finishes:

Natural Slate, with Clay Ridge Tiles and Lead Detailing

Type:

External walls

Existing materials and finishes:

Stonework and Render

Proposed materials and finishes:

Stonework, Render and Timber Cladding

Type:

Windows

Existing materials and finishes:

Timber with some glass

Proposed materials and finishes:

Timber with some clear glass and some coloured, leaded glass

Type:

External doors

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber and Steel

Type:

Ceilings

Existing materials and finishes:

Plasterboard

Proposed materials and finishes:

Plasterboard and Lime Plaster

Type:

Internal walls

Existing materials and finishes:

Masonry and Studwork with Plasterboard

Proposed materials and finishes:

Masonry and Studwork with Plasterboard

Type:

Floors

Existing materials and finishes:

Timber joists on steel beam (in some cases) and timber panels

Proposed materials and finishes:

Timber joists on steel beam (in some cases) and timber panels

Type:

Internal doors

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber

Type:

Rainwater goods

Existing materials and finishes:

Plastic and Cast Iron

Proposed materials and finishes:

Plastic and Cast Iron

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

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Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

9684_SK10_A

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

External Store to rear of Synagogue and smaller store within grounds of Primrose Hill.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☒ Yes
☐ No

If you have answered Yes to the question above please add details in the following table:

<p>Use Class: C2 - Residential institutions</p> <p>Existing gross internal floorspace (square metres) (a): 234</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 98</p> <p>Total gross internal floorspace proposed (including change of use) (square metres) (c): 0</p> <p>Net additional gross internal floorspace following development (square metres) (d = c - b): -98</p>
<p>Use Class: D2 - Assembly and leisure</p> <p>Existing gross internal floorspace (square metres) (a): 378</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 56</p> <p>Total gross internal floorspace proposed (including change of use) (square metres) (c): 140</p> <p>Net additional gross internal floorspace following development (square metres) (d = c - b): 84</p>

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	612	154	140	-14

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

0

Part-time

5

Total full-time equivalent

2.50

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

D2 - Assembly and leisure

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
- ☒ No

Is the proposal for a waste management development?

- ☐ Yes
- ☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☒ Yes
- ☐ No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

Renewable energy type:
Ground/water/air heat pumps

Energy capacity:
0 Megawatts

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
- ☐ No

If Yes, please provide details

Refer to 'Welsh Jewish Cultural Centre Consultation Report'

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PA/25/0008

Date (must be pre-application submission)

19/03/2025

Details of the pre-application advice received

"Whilst the principle of the development is acceptable and the overall vision is supported, there is a need to provide additional information in support the proposal and to ensure sufficient justification can be provided, particularly in relation to the consequences of the development for two listed buildings located in the conservation area."

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Michael

Surname

Mail

Declaration Date

20/08/2025

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Michael

Surname

Mail

Declaration Date

20/08/2025

☒ Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ashley Davies

Date

20/08/2025