



Head of Planning
Merthyr Tydfil County Borough Council
Unit 5, Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

21st December 2023

FAO: Adam Foote

Dear Sir

Re: Change of Use to Cafe/Yoga Studio:
Theatre Royal and Thespian House, Park Place, Penydarren Road, Merthyr Tydfil.
Pl.App.No.: P/23/0276.

Thank you for consulting us regarding this application, **the proposal will require mitigation.**

You will recall our responses to the submission of these buildings in the LDP Candidate Site process, and to a pre-planning query regarding the Thespian House. In these, we noted that both the Theatre Royal and the Thespian House are Listed Grade II (Cadw references 11464 and 11465 respectively). The Cadw Listing description notes that both date to 1891 and are by TC Wakelin of Merthyr, and were rebuilt to a large extent during the 1920s. Both buildings are prominent in the street scene and reflects the socio-cultural nature of the time. We recommended the retention of the buildings, and their Recording to a Level 3 outlined in Historic England's understanding Historic Buildings (2016); and to an agreed methodology.

The area is within the Merthyr Tydfil Registered Historic Landscape of Outstanding Historic Interest, within the Character Area HLCA001 Merthyr Tydfil: Historic and Commercial Core, summarised as: *Pre- and early industrial settlement core with later expanded industrial settlement: pre-industrial religious, commercial and administrative centre developed during the post-medieval and industrial period; post-medieval, 19th and 20th century religious, commercial, administrative and other buildings; historic events and associations; industrial transport corridor.*

Our understanding of the historic environment resource is unchanged and we again therefore recommend that a historic building survey is made prior to any work commencing this is order that the changes to the building are mitigated. We would recommend that this takes the form of a **Level 3** survey as set out in "*Understanding Historic Buildings: A Guide to Good Recording Practice*", Historic England, 2016. This will include a measured scale in the photographs and a directional plan, and written description.

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

Glamorgan-Gwent
Archaeological Trust
Limited
Ymddiriedolaeth
Archeolegol
Morgannwg-Gwent

SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

Tel: (01792)655208
www.ggat.org.uk

Registered Office: As above
Registered in Wales
No.1276976

A company limited by guarantee
without share capital

Registered charity
No.505609



No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

The justification for the imposition of the condition would therefore be: -

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), [CIfA regulations, standards and guidance | Chartered Institute for Archaeologists](#) and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member [Looking for an archaeologist? | Chartered Institute for Archaeologists](#)

If you have any questions or require further advice on this matter please do not hesitate to contact us

Yours faithfully

Judith Doyle

Judith Doyle BA MBA FSA MCIfA
Stewardship Officer