

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012

LISTED BUILDING CONSENT

To: Catherine Jones c/o Mr Steven Jones George And Co Crownford House Swan Street Merthyr Tydfil
CF47 8EU

WHEREAS you did on the 27th day of November 2023 make application in writing for listed building consent in respect of the works detailed below at: Theatre Royal and Thespian House Park Place Penydarren Road Merthyr Tydfil CF47 0LJ which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

Catherine Jones
Theatre Royal And Thespian House
Park Place
Penydarren Road
Merthyr Tydfil

Description of Proposed Development

Change of use to Cafe/Yoga Studio (Listed Building Consent)
(Listed Building Consent)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning authority hereby **CONSENT** to the proposed development works being carried out in accordance with the plans submitted with the said Application, subject to compliance with the condition(s) (if any) specified below:

CONDITIONS

- 1 The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

Reason - To comply with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.

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

- 907.08C Proposed Ground Floor Plan, received: 26th February 2025;
- 907.13A Proposed Section, received: 5th February 2025;
- 907.18B Proposed Block Plan, received: 28th January 2025;
- 907.12A Proposed Rear Elevation, received: 28th January 2025;
- 907.09B Proposed Front Elevation, received: 15th January 2025;
- 907.10A Proposed First Floor Plan, received: 15th January 2025;
- 907.11B Proposed Side Elevation, received: 15th January 2025;
- 907.19A Proposed Enhancements Building B, received: 15th January 2025;
- 907.15 Drawing of Internal Refurbishment, received: 27th November 2023;
- Design, Access and Heritage Statement, received: 27th November 2023;
- Bat Survey Report by Little Wing Ecology, received: 20th January 2025;
- Green Infrastructure Statement, received: 21st November 2024.

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

- 3 **Prior to the commencement of development** the following samples/details to include section details, design, material and colour finishes, shall be submitted to and approved in writing by the Local Planning Authority:

- doors;
- windows;
- smooth render (including texture);
- rainwater goods;
- internal wall panelling; and,
- internal flooring.

The development shall be carried out in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 **Prior to the commencement of development** a method statement for the restoration/refurbishment of the internal fireplaces including details of the material/colour finishes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 5 **Prior to the commencement of development** full construction details of the internal staircase, including the material finishes and any fixtures to the existing fabric of the building, shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be carried out in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 6 **Prior to the commencement of development** full details of the internal and external material finishes of the rear cloister extension, shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be carried out in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

- 7 **Prior to the commencement of development** a Level III Historic Building Survey and Programme of Historic Building and Analysis (to be carried out by a competent surveyor in accordance with Historic England's: A guide to good recording practice (May 2016)), shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To secure and safeguard the provision for inspection and recording of matters of architectural/archaeological/historical importance associated with the building/site that may

be lost in the course of works and to accord with Policy CW1 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

- 8 **Prior to the commencement of development** a method statement together with section details at a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of:

- a) The demolition of the existing rear extension and any associated repairs to the historic building;
- b) The construction of the proposed rear extension and how this would integrate with the fabric of the historic building.

All works undertaken shall be implemented fully in accordance with the approved Method Statement prior to the beneficial use of the building.

Reason - To ensure that regard is paid to protecting the special architectural and historic interest and integrity of the building, to accord with Policy CW1 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

- 9 **Prior to the commencement of development** detailed plans to a scale of 1:20 of the works proposed at the rear of the premises within the wellbeing garden (as indicated on plan 907.18B Proposed Block Plan), to include details of the bench area, planted areas, patio surface and boundary wall, shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details prior to the beneficial use of the building.

Reason - To ensure that regard is paid to protecting the special architectural and historic interest and integrity of the building, to accord with Policy CW1 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

- 10 **Prior to the commencement of development** a method statement, together with section details at a scale of 1:20, detailing the reinstatement of window openings, the fitting of windows and the type of glazing/glass to be used (i.e. single glazing, double glazing, laminated glass, toughened glass, etc), shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details prior to the beneficial use of the building.

Reason - To ensure that regard is paid to protecting the special architectural and historic interest and integrity of the building, to accord with Policy CW1 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

- 11 **Prior to the commencement of development** a method statement, together with section details at a scale of 1:5, detailing the half panel timber cladding works within the premises, as proposed at ground and first floor (and as indicated on plan 907.08C Proposed Ground Floor and plan 907.10A Proposed First Floor), shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details prior to the beneficial use of the building.

Reason - To ensure that regard is paid to protecting the special architectural and historic interest and integrity of the building, to accord with Policy CW1 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

Date: 22nd July 2025

Signed:

A handwritten signature in black ink, appearing to read 'J Jones', is written over a light grey rectangular background.

(Director of Neighbourhood Services)

(Please See attached Notes)

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by The National Assembly for Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

N.B. INFORMATIVE

Building materials delivered to the site of application shall not be deposited nor stored on the highway unless the prior consent of this Authority's Engineering Manager has been obtained.