

Planning (Listed Buildings and Conservation Areas) Act 1990

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

LISTED BUILDING CONSENT

To: Mrs Amelia Williams Ty Cornel Hollies Heol Fawr Nelson

WHEREAS you did on the 6th day of April 2021 make application in writing for listed building consent in respect of the works detailed below at: 4 Quay Row Abercanaid Merthyr Tydfil CF48 1YP which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

Mrs Amelia Williams
Ty Cornel
Hollies
Heol Fawr
Nelson

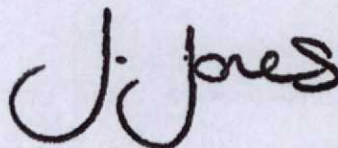
Description of Proposed Development

Replace front windows and internal alterations (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

Please See attached



Date: 3rd September 2021

Signed:.....

(Head of Town Planning)

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:

Proposed Elevations and Sections received on 26.08.2021

Proposed Floor Plans received on 12.07.2021

Vertical Sliding Sash Window Thermal Performance (U Value) Calculation Report received on 04.06.2021

Boiler details received on 06.04.2021

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

- 3 Prior to any internal works taking place, details of the type of plastering/boarding proposed to be used on the internal walls 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 protect the fabric of the listed building in accordance with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 The timber windows hereby permitted shall be fitted with timber beading and the window seals shall match the colour of the window frames.

Reason - To protect the fabric of the listed building in accordance with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 The vent shown on the approved elevation plan shall be matt black in finish.

Reason - To protect the fabric of the listed building in accordance with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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 The National Assembly for 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 The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The National Assembly for 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. The National Assembly for 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 The National Assembly for 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.