

DELEGATED REPORT

Application No: P/21/0129

Site Address: 4 Quay Row
Abercanaid
Merthyr Tydfil
CF48 1YP

Development: Replace front windows and internal alterations

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 6th September 2021

Consultation reply date expired: 11th May 2021

APPLICATION SITE

This application relates to 4 Quay Row, a vacant Grade II Listed cottage situated within the residential area of Abercanaid. The property was listed in 1975 and was included as one of the best surviving groups of early industrial workers' housing in the region. The front elevation windows have unsympathetically been replaced with timber single pane top hung windows. The rear wall of the property has also been extended with a single storey lean-to addition. Inside, the property is subdivided to provide a living room to the front and a kitchen to the rear. A stone spiral staircase in the corner of the living room leads to a single first floor bedroom.

PROPOSED DEVELOPMENT

The application seeks listed building consent to replace four existing top hung timber windows on the front elevation with grey timber vertical sliding sash windows. The front door is to be painted in grey to match the colour of the new windows. The internal alterations include the following:

Ground floor:-

- Remove sliding door to the spiral staircase;
- Provide a new gas boiler within the rear extension;
- Block up a kitchen window within the northern side elevation of the rear extension;
- Change the positioning of the stud wall in the rear extension to provide additional bathroom space;
- Provide a new four panel glazed door between the living room and kitchen.
- Reinforce exposed beams on ground floor ceiling with steel reinforcement;
- Re-carpet living room floor and tile kitchen and shower area;

- Replace kitchen cupboards and units;
- Re-plaster/board, re-skim as necessary internal walls and re-paint in pale neutral colours;

First Floor:-

- Provide an additional banister to the right hand side of the stairwell;
- Re-plaster/board, re-skim as necessary internal walls and re-paint in pale neutral colours;
- Regularise/stabilise and paint tongue and groove ceiling;
- Re-carpet wooden floors.

The application is accompanied by a Heritage Impact Assessment (HIA) and a short access statement.

PLANNING HISTORY

There is no recent history relating to the property.

CONSULTATION

The Glamorgan Gwent Archaeological Trust:	No objection.
Civic Trust for Wales:	No response.
The Victorian Society:	No response.
Royal Commission on the Ancient and Historical Monuments:	No response.

PUBLICITY

In accordance with statutory publicity requirements, a press notice was published within the local paper on the 22.04.2021 and two site notices were displayed within the vicinity of the site on the 20.04.2019.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Paragraph 16. – (1) Subject to the previous provision of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, they grant consent, may grant it subject to conditions.

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(3) Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.

Welsh Office Circular 61/96: Planning the Historic Environment: Listed Buildings and Conservation Areas

Part 1 Paragraph 11 requires local planning authorities considering applications for works which affect listed buildings to have special regard to its character and setting.

National Planning Policy - Planning Policy Wales (Edition 11, February 2021)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states that *'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.'*

Technical Advice Note 24: The Historic Environment (May 2017)

Paragraph 1.25 states *'The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.'* Paragraph 1.28 explains that there will be cases where a proposal will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development'.

Local Policy - Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking
Policy CW1 - Historic Environment

PLANNING CONSIDERATIONS

This application relates to a Grade II listed building located within Quay Row, Abercanaid. The main issue to consider under this application relates to the impact of the proposed alterations on the character and appearance of the Grade II listed building, and the loss of historic fabric.

The reinstatement of timber sash windows on the front elevation will be in keeping with the character of the listed building. Moreover, the proposed replacement front windows will unify the appearance of the cottage once more. Whilst there was originally concern that the subdivision of the first floor to provide a bathroom and a walk in wardrobe would fragment part of the fabric of the original building, these two elements have now been omitted from the scheme following discussions with the local authority. This is welcomed. The removal of the ground floor sliding door at the opening of the spiral stairwell is also

welcomed as it would allow one of the property's key internal features to become a focal point from the living room once again, which is pleasing. Other alterations to the historic part of the building, which amongst other things include the re-plastering/boarding of the internal walls, the installation of a new banister (to match the existing) and the reinforcement of the exposed beams are also deemed acceptable. Likewise, the installation of a new boiler, the repositioning of a stud wall and the blocking up of a window opening in the modern rear addition would not have an adverse impact on the preservation of the building or its setting within the group of cottages along Quay Row. Accordingly, it is considered that the proposed scheme would satisfactorily preserve the special historic character and appearance of the building and would therefore comply with Policies CW1 and SW11 of the LDP.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

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 12.07.2021

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.

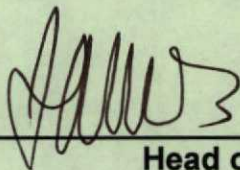
4. The timber windows hereby permitted shall be fitted with timber beading and the window seals shall match the colour of the window frames.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/7/21