

DELEGATED REPORT

Application No: P/20/0286

Site Address: 3 - 4 Pontmorlais
High Street
Merthyr Tydfil
CF47 8UB

Development: Refurbishment, repair and reinstatement of historic features and detailing to include a new shop front and new windows

Case Officer: Marlene Ferreira

Site Visit: 3rd December 2021

Application Expiry Date: 14th January 2021

Consultation reply date expired: 15th December 2020

APPLICATION SITE

This application site relates to a three storey end of terrace property, 3 - 4 Pontmorlais High Street, located in the Pontmorlais area of Merthyr Tydfil Town Centre. The building currently operates as a restaurant at ground floor with residential use at first and second floors. The premises has been altered overtime by unsympathetic alterations, which include the removal of the timber shopfront and introduction of roller shutters, the addition of replacement UPVc windows and UPVc rainwater goods, the removal of decorative detailing, etc. Thus, although the building appears to have been maintained in previous years, the works carried out are deemed unsympathetic to the character and appearance of the property, which lies within the Town Centre Conservation Area and Pontmorlais Article 4 Area.

The application site adjoins an attached three storey property, 5 and 5A Pontmorlais High Street to the northeast, a gated walkway (which provides access to Zoar Chapel, a grade II listed building) to the southwest, Tramroadside to the east (front), and Zoar chapel to the northwest (rear). It lies within the settlement boundary and a C2 Flood Zone, as designated within the Merthyr Tydfil Replacement Local Development (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to refurbish the existing building, reinstate historic features and remove inappropriate alterations as follows:

- Removal of existing shopfront and roller shutter and installation of new hardwood shopfront with central entrance, to include pilasters with stone plinth and decorative

timber consoles either side, new stone stall riser, and a hardwood fascia and cornice above (to include new internal shutter);

- Removal of UPVc windows at first and second floors of front elevation and reinstatement of hardwood sash windows with slimline double glazed units;
- Replacement of top front gable window with new hardwood window;
- Reinstatement/repair of render;
- Reinstatement of decorative surrounds and quoin/banding features to the front and side elevations;
- New timber decorative barge boards and fascia boards;
- Repair existing slate roof where required;
- Pointing repairs to existing chimney stacks to include the reinstatement of clay pots/vent caps;
- Reinstall decorative timber finial with lead capping to central gable;
- Replace existing UPVc rainwater goods with cast iron;

PLANNING HISTORY

P/20/0157 – Conversion of first and second floors into 4 flats, to include siting of an external staircase and new entrance doors to first and second floors – Approved: 12th November 2020

CONSULTATIONS

Environmental Health

No objection.

Natural Resources Wales

No objection.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) Order (Wales) 2012, nearby properties were consulted and two site notices were displayed within the vicinity of the site. To date, no letters of representation have been received following this publicity exercise.

POLICY CONTEXT

Local Planning Policies

- Merthyr Tydfil Replacement Local Development Plan 2016-2031

SW4 - Settlement Boundaries

SW11 - Sustainable Design and Placemaking

CW1 - Historic Environment

- Supplementary Planning Guidance (SPG):

SPG Note 3: Shopfront Design (May 2013)

Paragraphs 4.1 and 5.5 of the SPG refer to the principles of good shopfront design and encourage the use of traditional shopfronts and traditional style windows.

- Other Guidance:

Merthyr Tydfil Town Centre Conservation Area (June 2009)

The property is recognised as a key building in the conservation area appraisal.

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed external alterations to the premises would be acceptable in respect of their impact upon the appearance of the building and the character of the conservation area. The impact of the proposal on residential amenity is also a primary consideration.

Character and Appearance

The application site, as noted above, is a three storey building prominently located along Pontmorlais High Street, within a designated conservation area and Article 4 Area. The unsympathetic alterations that have been carried out overtime have resulted in a building which does not enhance the character and appearance of the area and fails to make a positive contribution to the vitality of the Pontmorlais town centre.

The proposed external alterations to the premises, particularly to the front elevation, would result in the introduction of important detailing and the reinstatement of historic features, such as a traditional shopfront with pilasters and timber console brackets either side as well as a new hardwood fascia and cornice above. These important features are reflective of its historic appearance and provide an attractive frontage framing the entrance into the premises. Other alterations include the repairing of render throughout, new timber windows and new cast iron rainwater goods, etc. These alterations essentially seek to enhance the appearance of the building and preserve its character for the future. It is therefore considered that these alterations would not only revive the appearance to the building, but would also serve to retain interest and character, particularly to its primary frontage. The proposed renovation works could contribute to the vitality of the Town Centre's Conservation Area and the overall shopping environment.

The proposed development, when viewed individually or as part of the wider street scene would therefore be considered to enhance and positively contribute to the character and appearance of the building and conservation area and would therefore accord with LDP Policies SW11 and CW1.

Residential Amenity

The proposed works to the property relate to the refurbishment of the building which includes the reinstatement of historic features and the installation of new windows (within existing openings), etc. As such, they would not include any external alterations which would have an adverse impact on the privacy or amenities of nearby occupiers. Thus, given the nature of the proposal, the proposed alterations would not be deemed harmful to the amenities of nearby occupiers and would therefore comply with SW11.

CONCLUSION

For the reasons set out above, the proposed development is considered acceptable and would therefore comply with the relevant policies.

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.

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Drawing no: PL-003, received: 19th November 2020;
- Drawing no: PL-004, received: 19th November 2020.

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 shall be submitted to and approved in writing by the Local Planning Authority:

- sliding sash windows (to include section details);
- cast iron rainwater goods;

The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason - To ensure that the external appearance of the property will be in keeping with the character of the area in the interests of visual amenity and to accord with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

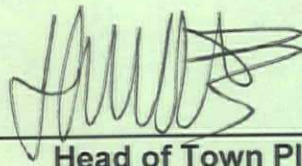
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

12/01/2021