

DELEGATED REPORT

Application No:	P/20/0296
Site Address:	High Street Chapel High Street Merthyr Tydfil CF47 8DN
Development:	Refurbishment of chapel hall, including reconstruction of toilet block with re-instatement of original pitched roof and part pitched roof, demolition and reconstruction of west gable end wall and re painting of mural and re-render walls
Case Officer:	Caroline Pulley
Site Visit:	10th December 2020
Application Expiry Date:	3rd November 2021
Consultation reply date expired:	5th August 2022

APPLICATION SITE

The application relates to High Street Baptist Chapel Hall, located off High Street in Merthyr Tydfil Town Centre. The Chapel is a Grade II Listed Building located within the Town Centre Conservation Area. Its stepped portico main entrance is accessed from High Street. The hall is positioned to the rear and is attached to the main chapel walls by a single storey pitched annexe. Its primary elevation fronts north onto a paved footpath and is finished with a rough cast render. The rear facing southern elevation abuts on to a small public car park and is finished with a cream smooth render. The western gable end containing a painted mural, faces onto a new bus station.

The application site lies within the settlement boundary, and retail centre boundary, as designated within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021.

PROPOSED DEVELOPMENT

This application seeks full planning permission to carry out internal and external alterations to the hall building. These works include the demolition and rebuilding of the western gable wall, the rebuilding of a rear toilet extension and general repair and maintenance works. The proposed works are summarised below.

Western Gable wall

- Demolition of the west gable wall and construction of a new gable rendered wall. The new wall would form a flat faced gable end. A replacement Merthyr Townscape Mural would be painted over the wall to resemble the appearance of the existing Mural. The residual area surrounding the new gable wall would be made good with the installation of new paving to match the pattern of the recently installed Chinese paving at the new bus station development.
- Renew softwood fascia and soffit to match existing.

East Elevation

- Re-render wall in Sika Render.
- Renew softwood fascia and soffit to match existing.

Northern Front elevation

- Replace hardwood entrance door to main hall building with a new hardwood door to match existing.
- Repair canopy over the main entrance door.
- Pitched roof annexe – Replace existing door with new hardwood door and existing sash window and existing casement window with two new hardwood sash windows (W1 and W2).
- Replace existing windows in main hall building with new hardwood double glazed windows (four 9 pane windows and one 6 pane window).
- Remove existing asbestos slate roof and re-cover roof slope with purple/blue Welsh slate. Provide Terra cotta weaving ridge tiles – colour black.
- Renovate lead capped ventilation box to original detail.
- Refurbish two cast iron rainwater pipes and install two new brown gutters to match the existing.
- Install two Velux sun tube rooflights within roof slope of the Chapel annexe
- Fit new fascia and dentil soffit to match existing with new ventilation strip.
- Re-render walls in rough cast lime-based Sika Parex render with a harling topcoat and provide a brown fine down render finish to plinth.
- Install a new stainless steel heating pipe to northern elevation of the pitched roof annexe.

Southern Rear Elevation

- Re-render walls in rough cast lime based Sika Parex render and provide a brown fine down render finish to plinth. Install Terra cotta weaving shed ridge tiles to roof.
- Replace existing windows in main hall building with new hardwood double glazed windows (five 9 pane windows and one 4 pane window).
- Fit four new cast iron down pipes to main hall building.
- Demolish existing toilet block extension and construct a new toilet extension measuring 9.4m wide, 1.7m deep with a 5.9m high pitched Welsh slate apex roof. The extension would be finished in the same materials as the hall and would feature a Velux sun tunnel and two Velux conservation rooflights in both its eastern and western side facing roof slope.
- Install three Velux sun tunnels to roof plane of single storey Chapel annexe.
- Recover roofs in Welsh purple/blue slate.

- Undertake repairs to softwood fascia with dentil soffit.

PLANNING HISTORY

The history relating to the site is as follows:

- P/15/0391 - Installation of new boundary walls, railings, gates and wheelchair accessible ramp and reinstatement of pediment stone cross
Planning Permission Approved – 17.02.2016
- P/15/0390 - Repairs to church roof, walls and rainwater goods. Installation of new boundary walls, railings, gates and wheelchair accessible ramp and reinstatement of pediment stone cross
Listed Building Consent Approved – 17.03.2016

CONSULTATION

- Head of Engineering: No objection.
- Regeneration Department: No objection.
- Ecologist: Advises that the bat survey report is acceptable and subject to precautionary and mitigation measures, raises no objection to the proposal.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site.

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.

National 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 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 12: Design

Advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Paragraph 2.6 of TAN12 states that 'Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality or function of an area, should not be accepted, as these have detrimental effects on existing communities'.

Paragraph 4.3 of TAN12 points out 'Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process.'

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'.

Technical Advice Note (TAN) 15 – Development and Flood Risk classes residential development as highly vulnerable development.

Local Policy

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

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy SW13 – Protecting and Improving Local Community Facilities

Policy CW1 - Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Policy EcW3 – Retail Hierarchy – Supporting Retailing Provision

Policy EcW5 – Town and Local Centre Development

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

The main consideration in the determination of this application relates to whether or not the impact of the works are acceptable in terms of the special architectural and historical merit of the Listed Building and the character of the Town Centre Conservation Area. The potential impact of the works upon the neighbouring amenity is also a consideration. These matters are discussed in detail below.

Impact upon the character and appearance of the existing building and the Town Centre Conservation Area

The impact of both the internal and external alterations to the building is being considered under an application for Listed Building Consent (P/20/0297).

Externally, the greatest changes to the hall building would arise from the demolition and re-building of the west gable wall and the construction of a new toilet extension along the southern rear elevation of hall building. Other changes include the rendering of the building in a rough cast lime render, the provision of a new slate roof covering with the installation of new timber windows to the northern and southern elevations. Initially, concern was raised over the flat roof design of the toilet extension. Following discussions with the agent, the roof shape of the extension has been amended and on balance, the pitched roof is of an acceptable design which preserves the overall character and appearance of the hall building and the Town Centre Conservation Area. The removal of the concrete tile roof covering the single storey annexe and asbestos slates would also enhance the overall appearance of the listed building. The other alterations which include the demolition and re-building of the west gable hall are also deemed acceptable. In terms of the paving proposed around the west gable wall, a condition is recommended to ensure that the paving is in keeping with the existing surface which forms part of the bus station development.

Residential Amenity

With regard to residential amenity, it is noted that the properties adjoining the site are predominantly commercial in nature. Additionally, given the very nature of the proposed works, it is noted considered that the amenities of the surrounding buildings would not be adversely affected by this development. Further to this, no letters of objection or representation have been received as a result of the publicity exercises undertaken with the application.

Flood Risk

The application site is located within a C2 Flood Risk Zone. However, the development does not propose a change of use and the application is for a minor extension which should not raise any significant flood risk issues. In light of the above, no further justification is required in terms of the location of the development and the potential flood risks.

Ecology

A bat survey has been provided in support of this application. The Council's Ecologist has considered this report and has raised no objection to the proposed scheme subject to the roof works being undertaken outside of the bat hibernation season and bat access tiles being provided and more specific details being submitted regarding the roofing membrane. However, in this instance, given that the survey did not find any evidence of bat use, the redevelopment of the hall is unlikely to result in any impact on bats. Taking this into account as well as balancing the need to preserve the character of the listed building, it is not considered necessary to impose conditions requiring the provision of bat access tiles and or the use of non-breathable roofing membrane.

Conclusion

While some concerns were raised to the design of the toilet extension during the course of the application, overall, having regard to the amendments that have been made to the scheme, the proposal is considered to have an acceptable impact on both the Listed Building and the character of the Town Centre Conservation Area. The impact of the scheme upon the amenities of those living nearby has also been considered and is deemed acceptable.

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 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 number 07A East Elevation & West Elevation Proposed received on 26.09.2022
- Drawing number 06G North Elevation, South Elevation Proposed received on 26.09.2022
- Drawing number 13B Roof Plan Pitched Roof Toilets Proposed received on 26.09.2022
- Drawing number 14B Hall Windows Proposed received on 26.09.2022
- Drawing number 05H Pitched Roof to Toilets: Ground Floor Plan Proposed: First Floor Plan Proposed received on 26.09.2022
- HIA Summary received on 26.09.2022
- Heritage Impact Statement - Original Submission received on 10.06.2022
- Heritage Impact Assessment - Supplement received on 10.06.2022
- Building Condition Report received on 10.06.2022
- Drawing number 04A Proposed Section AA & West Elevation received on 10.06.2022
- Drawing number 08 Site Paving Plan Existing and Proposed received on 10.06.2022
- Drawing number 09 Section BB Pitched Roof received on 10.06.2022

- Drawing number 16 Hall Windows Sills/Insulation received on 10.06.2022
- Drawing number 18 Wall to Roof Detail Proposed Elevation of Wall Pilaster received on 10.06.2022
- Drawing number 19 Wall Finishes Proposed Elevation of Wall to Pilaster received on 10.06.2022
- Drawing number 20 Wall & Window to Floor Detail Existing and Proposed received on 10.06.2022
- Drawing 'The Conservation Rooflight' Rev B received on 10.06.2022
- Drawing number GGL-EDN-0114-1104 Velux received on 10.06.2022
- Drawing number TLR-VGB-0213-2001 Sun Tunnel received on 10.06.2022
- Drawing number 11 Proposed Replacement Mural received on 10.06.2022
- Drawing number 12 Proposed Replacement Mural received on 10.06.2022
- Parex Render Details received on 10.06.2022
- Bat Survey Report received on 10.06.2022
- Entrance Door and Canopy Over Detail received 10.06.2022
- Entrance Door Cornice Details received on 10.06.2022

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

3. Prior to the construction of the west gable wall hereby approved samples of the paving to be used around the perimeter of the wall 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 the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

14/2/23