

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: High Street Baptist Chapel c/o Philip Griffiths Architect 3 St Johns Close Cefn Coed
Merthyr Tydfil CF48 2PE

WHEREAS you submitted an application on the 1st December 2020 to develop: High Street Chapel High Street Merthyr Tydfil CF47 8DN short particulars of the application being as follows:-

Name of the Applicant

High Street Baptist Chapel
F.a.o. Mr D Powell
High Street Chapel, High Street
Merthyr Tydfil
CF47 8DN

Description of Proposed 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 (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 16th February 2023

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

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.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require 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 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.