

Planning (Listed Buildings and Conservation Areas) Act 1990

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

LISTED BUILDING CONSENT

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

WHEREAS you did on the 1st day of December 2020 make application in writing for listed building consent in respect of the works detailed below at: High Street Chapel High Street Merthyr Tydfil CF47 8DN which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

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

Description of Proposed Development

Refurbishment of chapel hall, including reconstruction of toilet block with re-instatement of pitched roof and part new pitched roof, demolition and reconstruction of west gable end wall and repainting of mural and re-render walls (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

- 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:

- 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 **Before work commences** samples and details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) Welsh slate.
- (b) Render (including colour)
- (c) Replacement doors proposed to northern elevation
- (d) Rainwater goods
- (e) Fascias and dentil soffits

All works shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 Prior to installation, vertical and horizontal sections (scale 1:1 or 1:5) of new windows listed as openings W1 and W2 on drawing number 15 shall be submitted to and agreed in writing by the local planning authority. The new windows shall be installed in accordance with the agreed details.

Reason - To ensure that the appearance of new windows are acceptable on the character of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Local Development Plan.

- 5 The timber windows and doors hereby permitted shall be fitted with timber beading and the window and door seals shall match the colour of the window and door 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.

- 6 **Prior to works commencing on site**, a programme of historic building recording and analysis shall be implemented in accordance with a written scheme of investigation that is first submitted to and approved in writing by the local planning authority.

Reason - To secure and safeguard the provision for inspection and recording of matters of architectural/archaeological/historical importance associated with the building/site that may be lost in the course of works.

- 7 **Before work commences** on the installation of the internal wall insulation, a Method Statement detailing how the insulation is to be fixed to the existing internal walls shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include a 1:2 detail showing the thickness of the insulation and whether there is a breathable membrane between the existing wall and the insulation. The development shall be carried out in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 8 The roof lights on the extension shall not protrude above the level of the slates.

Reason - To ensure that the appearance of the roof lights are acceptable on the character of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Local Development Plan.

Date: 16th February 2023

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

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 Planning & Environment Decisions 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 Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Planning & Environment Decisions 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. Planning & Environment Decisions 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 Planning & Environment Decisions 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.