



Mr Theo Rodway
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By Email: theo.rodway@davies-sutton.co.uk

Ein Cyf/Our ref: qA1473836
Eich Cyf/Your ref: P/20/0220 – 3510/TR
Dyddiad/Date: 24 August 2021

Dear Mr Rodway,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES)
REGULATIONS 2012

LISTED BUILDING CONSENT FOR THE CONVERSION OF BUILDING TO OFFICES WITH ASSOCIATED INTERNAL AND EXTERNAL RENOVATION WORKS. CREATION OF A BAT ROOST STRUCTURE AND THE ERECTION OF A NEW EXTENSION WITH A NEW PEDESTRIAN ACCESS AND BRIDGED WALKWAY AND CONSTRUCTION OF NEW ROOF AT THE FORMER YMCA BUILDING, PONMORLAIS WEST, MERTHYR TYDFIL, CF47 8UT.
APPLICATION NUMBER: P/20/0220.

1. Consideration has been given to the above application for Listed Building Consent by the Welsh Ministers in accordance with the provisions of regulation 9 of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012.
2. I am authorised by the Minister for Climate Change to determine your application.
3. The application seeks Listed Building Consent for the refurbishment, alteration and extension of the former YMCA building in Merthyr Tydfil, including the provision of ecological mitigation, to convert the building into offices.
4. In considering an application for Listed Building Consent the decision maker is required by Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.

5. Policies relating to the conservation of the historic environment are set out in Chapter 6 'Distinctive and Natural Places' of Planning Policy Wales (Edition 11, February 2021). Paragraph 6.1.10 summarises the general presumption in favour of the preservation of listed buildings. Paragraph 6.1.13 requires applicants to demonstrate why the alteration to or demolition of a listed building is desirable or necessary. This is supplemented by Technical Advice Note ("TAN") 24: The Historic Environment (May 2017). Paragraphs 5.9 to 5.17 of Chapter 5 provide detailed guidance on the consideration of applications for Listed Building Consent.
6. Section 3 of the Well-being of Future Generations (Wales) Act 2015 ("the WFG Act") places a duty on the Welsh Ministers, as a public body, to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle and aimed at achieving well-being goals, as defined in section 4 of the WFG Act. In order to act in that manner, I have taken into account the ways of working, set out in section 5 of the WFG Act and the associated statutory guidance (SPSF1: Core Guidance, Shared Purpose: Shared Future) as part of the procedures relating to applications for Listed Building Consent.
7. Cadw's Inspector of Historic Buildings has considered the information submitted with this application and has provided the following assessment in relation to the work proposed:

"The submitted proposal is for the refurbishment, re-use and alteration of the grade II listed former YMCA Building, Merthyr Tydfil. The Listed Building Consent (LBC) for the re-use and restoration of the building has previously been consented, as a private application (Ref. P/16/0123). The Local Authority who now own the building are looking to make minor amendments to the previous consent in bringing the building back into re-use as offices, with associated external and internal renovation work. This LBC application should therefore be read in conjunction with the previously consented application. The listed building lies on the Northern edge of the Town Centre Conservation Area and is also adjacent to the Morgantown Conservation Area (CA's). The building is on the 'Buildings at Risk' Register and it is hoped that the proposed refurbishment will bring it back into a viable use.

The former YMCA building is a striking and early example of the work by the architect, Sir Percy Thomas, which lies in a prominent position at the northern end of the main High Street, where it forms part of a group of Edwardian buildings. The four storey YMCA building is largely constructed from red brickwork, with contrasting buff terracotta dressings to the front and side elevations. The front elevation comprises seven bays of a symmetrical design with large windows of differing designs/sizes. At the centre of this elevation is a striking two storey Oriel window, which cantilevers over the main entrance. There is a decorative inscribed panel which also sits above the main entrance, along with a colonnade of paired Doric columns to either side. There are three entrances into the building from the promenade to the south-east, which lead into the former shops and main entrance hall.

The building was initially constructed by the YMCA, a movement which existed to unite and improve the welfare of young men, by providing a place to congregate for recreation and personal improvement. Over the years the building has also been used as offices by the Board of Trade, Ministry of Labour and District Education Offices and at ground floor level the building also accommodated two shops and a café, although the shop fronts have been severely damaged, with the openings boarded up. The building is currently vacant and in an extremely poor and dilapidated condition, although parts of the exterior to the front of the building appear to be in reasonable condition. The rear of the building is noticeably deteriorating, even though a temporary roof structure was put in place some time ago to protect the building from further deterioration.

The current application seeks LBC for the refurbishment/renovation of the existing grade II listed former YMCA building, to convert the existing building to offices, with associated external and internal alteration/renovation works. The creation of a Bat Roost structure is proposed, along with the erection of a new extension, with a pedestrian access way and bridged walkway. It is also proposed to construct a new slate roof, with dormers and roof-lights to the original part of the main building. The building itself is currently made up of three main elements:

- a. The front of the building which is part of the original design, the terracotta work and facing brickwork walls, providing the YMCA with its main character. The top floor and central pediment are now missing.*
- b. The middle of the building, again forming part of the original design, is much plainer in how it connects the front to the rear of the building. The roof and top third of the north-western area of the building missing.*
- c. The rear part of the building is of a much later date and of a poorer quality construction, located on the 'upper plateau', with the floor being at first floor level relative to the front of the building, to accommodate the sloping site. This part of the building has been demolished and is currently an informal parking area.*

The LBC (Ref. P/20/0220) is essentially a re-submission of a previously consented scheme (Ref P/16/0123) for the conversion of the former YMCA to accommodate 11 offices across four levels, with a shared central staircase, meeting rooms and lobby/reception areas. Communal toilets would also be provided on the mezzanine and 3rd floor levels. The new 3rd floor level would be constructed to replace what was initially removed following the demolition of the roof. The proposed internal layout of the building would largely remain as existing, with some new internal walls introduced in some sections of the building. There would be a new lift provided within the North-east Elevation, to improve the accessibility to this part of the building, to provide disabled access to each of the floor levels, associated with external and internal renovation/restoration works. The notable differences from the earlier submission are the provision of a bat roost structure to the rear of the building, alternative material finishes to the dormers and rear elevation, and slightly raising the height of the lift shaft above the proposed roof line. The proposal would also involve the construction of a bat roosting feature adjacent to the North-east elevation at ground floor level, where

the existing dilapidated walls/structures have previously been approved to be demolished. Above this area, a new extension would be erected, with a pedestrian bridged walkway that links to the 'upper plateau'. A new roof would be constructed incorporating dormer windows and roof lights, which would serve a new third floor level. The application indicated that the overall approach to the development is to follow the Conservation Principles, rather than seek to restore the building to its original condition and where possible the existing fabric of the building would be repaired and added to, using materials and methods which are compatible with, and sympathetic to, the original building. The proposal is to also introduce new modern elements to the design scheme, to enable the conversion of the building to accommodate a new beneficial use. The proposed external and internal alteration/refurbishment/re-instatement, along with the proposed extension to the former YMCA building, have been addressed within the submitted Heritage Impact Assessment and Statement (HIA/HIS). The central staircase is proposed to be repaired, with the cast iron balustrade cleaned up and repainted and a new timber hand rail provided. The inset stone plaques are proposed to be removed from the walls to avoid further water damage, repaired/cleaned and re-hung on the repaired wall. The stencilled paintwork above the existing dado rail is to be repaired where possible or a reproduction of the stencil work applied to repaired/re-plastered walls to the staircase, with the mosaic tiling on the floor of the main entrance hall being cleaned.

The proposed refurbishment/alteration and re-instatement work to this historic building in Merthyr Tydfil will slightly alter the character and appearance of the existing historic building. However, I do not think that these changes will adversely affect its appearance, but will help enhance the building as part of the proposed re-instatement/refurbishment work. The scheme should improve and enhance the building/structure and surrounding street-scene for the visitors and public alike and in doing so, will not have a detrimental effect on the grade II listed building. The issues associated with the proposed restoration works and regeneration of the building have been addressed in the submitted HIA/HIS, with the alterations being kept to the minimum to achieve the best solution, whilst at the same time being sympathetic to the listed building/structure and surrounding area. It is considered that the proposed restoration work, proposed new roof, with dormers and windows, along with the re-instatement work and associated alterations/upgrading of the building, do not significantly impact on the original historic fabric. The works are being sensitively undertaken to restore the historic building, and the proposed scheme does not detract from the original architectural character.

In my opinion, the proposed work to accommodate a new use for the former YMCA building, forms part of the regeneration of the building, with the upgrading of facilities, that would have a low to moderate impact on the building/structure itself. Hence, the proposal would not have any significant visual impact on the grade II listed structure, or its surroundings, but help to enhance this area of Merthyr Town Centre Conservation Area and the adjacent Morgantown Conservation Area, bringing back into use this rather neglected historic asset and helping to enhance the wider setting of this area of Merthyr Tydfil and its street-scene, along with the regeneration of this northern part of the High Street. I would recommend approval of the application."

Assessment

8. The primary consideration in this case is the statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses. In this case, the proposed works constitute refurbishment, alteration and extension of the building. These works will restore the integrity of the building and bring it back into beneficial use thereby preventing further deterioration to its fabric.
9. I have considered the relevant submissions with the application and I can find nothing in the information before me to lead me to disagree with Cadw's assessment in respect of the effect of the works on the listed structure. I conclude the works would not have any significant visual impact on the Grade II listed building or its setting.
10. Among other comments sought in relation to the scheme, relevant comments were received from The Glamorgan-Gwent Archaeological Trust Limited, which stated, in relation to archaeology:

"Our understanding of the archaeological resource remains unchanged. Our previous response set out a recommendation for a level III building record as per the guidance set out by Historic England in Understanding Historic Buildings: A Guide To Good Recording Practice, 2016.

The YMCA is a significant building in a prominent location in the town. As noted by the applicants, it is architecturally important. In the past the YMCA made an important cultural contribution to the life of the town, and currently is a significant part of the townscape of Pontmorlais. Its restoration and reuse will have positive impact on the wider area and is to be welcomed.

We note that the architects have already made a good record of the standing buildings, however there is a need to make a detailed archaeological record prior to change. We envisage that the programme of building recording would take the form of a level II survey as set out in "Understanding Historic Buildings: A Guide to Good Recording Practice", Historic England, 2016. To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application."

11. For the reasons given above, and in exercise of the authority referred to in paragraph 2, I hereby grant Listed Building Consent as set out in application P/20/0220, subject to the following conditions:
 - i. The works to which this consent relates shall be begun not later than 5 years from the date of this letter.
 - ii. The development shall be carried out in accordance with the following approved plans and documents:

- Aluminium Windows and Screens, Drawing no: 3510_A_303;
- Detailed Drawing – Wall & Floor Tiles, Drawing no: 3510_A_557;
- Detailed Drawing – Wall Tiles, Drawing no: 3510_A_564;
- Detailed Sections Through Dormer 01, Drawing no: 3510_GA_610, Revision A;
- Detailed Sections Through Dormer 02, Drawing no: 3510_GA_602, Revision A;
- Detailed Sections Through Rear Dormer, Drawing no: 3510_GA_603, Rev A;
- Door Details – First Floor Lobby, Drawing no: 3510_A_553, Revision A;
- Door Details – Mezzanine Level, Drawing no: 3510_A_355;
- Door Details – Second Floor Hallway, Drawing no: 3510_A_554;
- Door Elevations, Drawing no: 3510_A_305, Revision A;
- Ecology Mitigation Strategy, Drawing no: 3510_GA_7000, Revision C;
- Elevation – Terracotta Supply, Drawing no: 3510_R_147;
- Entrance Door Detail, Drawing no: 3510_A_562;
- Entrance Door Detail, Drawing no: 3510_A_559;
- External Works Sheet 1, Drawing no: 3510_A_306;
- External Works Sheet 2, Drawing no: 3510_A_307;
- External Works Sheet 3 Drawing no: 3510_A_308;
- External Works Sheet 4, Drawing no: 3510_A_309;
- External Works Sheet 5, Drawing no: 3510_A_310;
- First Floor Demolition, Drawing no: 3510_R_123;
- First Floor Plan, Drawing no: 3510_GA_330, Rev D;
- Front Entrance Door, Type 03–DG-04, Drawing no: 3510_A_700;
- Ground Floor Demolition, Drawing no: 3510_R_124;
- Ground Floor Plan as Proposed, Drawing no: 3510_GA_300, Rev E;
- Location Plan, Drawing no: 4011 3510 EX, Rev 01;
- Means of Escape 1 – Drawing no: 3510_GA_360, Rev B;
- Means of Escape 2 – Drawing no: 3510_GA_361, Rev B;
- Means of Escape 3 – Drawing no: 3510_GA_362, Rev B;
- Mezzanine Floor Demolition, Drawing no: 3510_R_122;
- Mezzanine Floor Plan, Drawing no: 3510_GA_320, Rev D;
- North East Demolition Elevation, Drawing no: 3510_R_143;
- NE Elevation, Drawing no: 3510_GA_403, Rev F;
- New Door Types, Drawing no: 3510_A_710;
- North West Elevations – Terracotta Supply, Drawing no: 3510_R_144;
- North West Demolition Elevation, Drawing no: 3510_R_140;
- NW Elevation, Drawing no: 3510_GA_400, Rev F;
- Proposed Entrance Door, Type 03-DG04, Drawing no: 3510_A_700;
- Proposed Front Glazed Screens & Doors, Drawing no: 3510_A_568;
- Proposed Front Glazed Screens & Doors 01, Drawing no: 3510_A_552;
- Proposed Interior Details – Ground Floor Lobby, Drawing no: 3510_A_300;

- Proposed Stairhall Balustrade and Wall Painting Scheme, Drawing no: 3510_A_550;
- Replacement Timber Window in Brickwork Surround, Drawing no: 3510_A_706;
- Replacement Timber Window Elevations, Drawing no: 3510_A_300;
- Replacement Timber Window in Terracotta Surround, Drawing no: 3510_A_705;
- Replacement Window Sections, Drawing no: 3510 A 302;
- Roof Plan – Fall Restraint System, Drawing no: 3510_GA_363, Rev C;
- Roof Plan – Terracotta Supply, Drawing no: 3510_R_148;
- Roof Plan as Proposed, Drawing no: 3510_GA_355, Rev G;
- Second Floor Plan, Drawing no: 3510_GA_340, Rev D;
- Section A – A, Drawing no: 3510_GA_500, Rev D;
- Section B – B, Drawing no: 3510_GA_501, Rev D;
- Section C – C, Drawing no: 3510_GA_502, Rev D;
- Section D – D, Drawing no: 3510_GA_503, REV D;
- Section E – E, Drawing no: 3510_GA_504, Rev D;
- Section F – F, Drawing no: 3510_GA_505, Rev D;
- Section G – G, Drawing no: 3510_GA_506, Rev D;
- Section H – H, Drawing no: 3510_GA_507, Rev A;
- Section I – I, Drawing no: 3510_GA_508, Rev A;
- Shop Front – Window Type 08, Drawing no: 3510_A_701;
- Shop Front (Door Type 01) - DG01 & DG02, Drawing no: 3510_A_702;
- Shop Front (Door Type 02) - DG08, Drawing no: 3510_A_703;
- Site Plan, Drawing no: 3510_GA_200, Rev C;
- South East Demolition Plan, Drawing no: 3510_R-141;
- South East Elevation – Terracotta Supply, Drawing no: 3510_R_145;
- SE Elevation, Drawing no: 3510_GA_401 Rev C;
- South Elevation – Entrance & Shopfront – Drawing no: 3510_A_561, Rev A;
- South Elevation – Entrance & Shopfront – Drawing no: 3510_A_570, Rev A;
- South Elevation – Entrance & Shopfront, Drawing no: 3510_A_570, Rev A;
- SW Elevation, Drawing no: 3510_GA_402 Rev E;
- South West Demolition Elevation, Drawing no: 3510_R_142;
- South West Elevation – Terracotta Supply, Drawing no: 3510;
- Stairhall Balustrade & Wall Painted Scheme, Drawing No: 3510_A_355;
- Stairhall Flooring, Drawing no: 3510_A_503;
- Tea Station Layout, Drawing no: 3510_A_380;
- Third Floor Demolition, Drawing no: 3510_R_125;
- Third Floor Plan, Drawing no: 3510_GA_350, Rev E;
- Timber Window Types - Elevations, Drawing no: 3510_A_704;
- Upper Ground Floor Demolition, Drawing no: 3510_R_121, Rev A;
- Tube & Link Roller Shutters Technical Data Sheet (Received 24.03.2021); and

- Vulcan X2 Security Grille Technical Data (Received 24.03.2021).

iii. Prior to the commencement of works, a programme of historic building recording and analysis shall be implemented in accordance with a Written Scheme of Investigation (which should accord with (English Heritage: Level 3) which has been submitted to and approved in writing by the Welsh Ministers. The completed building record shall be deposited in the West Glamorgan Archives and Historic Environment Record upon completion of works.

iv. Prior to the commencement of the works hereby approved, a written scheme of historic environment mitigation, to identify and record any features of archaeological interest discovered during the works, shall be submitted to and approved in writing by the Welsh Ministers.

The works shall be carried out in accordance with the requirements and standards of the written scheme.

v. Prior to the commencement of the works hereby approved, colour coded elevational drawings to a scale of 1:50 detailing the metal and timber framed windows to be repaired, upgraded or replaced, alongside a schedule of work to each individual window and condition report, shall be submitted to and approved in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

vi. Prior to the commencement of the works hereby approved, detailed drawing(s) of any external elevation lighting, including sections (at a scale of 1:10) and technical information, shall be submitted to and approved in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

vii. Prior to the commencement of the works hereby approved, scaled drawing(s) showing the areas of masonry to be demolished and a report setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction, shall be submitted to and approved in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

viii. Prior to the commencement of the works hereby approved, a Method Statement on masonry repairs/replacement works detailing the condition of the fabric and a schedule of works, shall be submitted to and approved in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved Method Statement.

- ix. Prior to the commencement of the works hereby approved, a Method Statement on the repair/or insertion of structural beams into internal masonry, detailing the design and installation, shall be submitted to and approved in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved Method Statement.

- x. Prior to the commencement of the works hereby approved, details of any new facing terracotta and brickwork, including dimensions, colour, texture, face bond and pointing, shall be submitted to and approved in writing by the Welsh Ministers. Such details shall be demonstrated by the prior construction of sample panels. The sample panels shall be retained on site until the works have been completed.

The works shall be carried out in accordance with the approved details.

- xi. Prior to the commencement of works hereby approved, samples and details of the following shall be submitted to and approved in writing by the Welsh Ministers:

- Welsh slate;
- Flat roof material;
- Chimney pots;
- Rainwater goods; and
- Terraotta cladding.

The works shall be carried out in accordance with the approved details.

- xii. Prior to the commencement of the works hereby approved, a Method Statement indicating how the cleaning of the building fabric will conform to BS 8221-1:2012 (Code of practice for cleaning and surface repair of buildings: Cleaning of natural stone, brick, terracotta and concrete) shall be submitted to and approved in writing by the Welsh Ministers. Cleaning shall be implemented strictly in accordance with the statement under the BS 8221-1:2012 Standard in respect of:

- Internal and external brickwork;
- Terracotta tiles;
- Terracotta brickwork and red brickwork to the exterior elevations;
- Wrought-iron staircase; and
- External metal ventilation grilles.

The works shall be carried out in accordance with the approved details.

- xiii. Prior to the commencement of the works hereby approved, a Method Statement detailing the treatment of the following existing internal fabric, shall be submitted to and approved in writing by the Welsh Ministers:

- floors - cement and parquet;
- plasterwork;
- joinery; and
- staircase handle rail.

The works shall be carried out in accordance with the approved Method Statement.

- xiv. Prior to the commencement of works hereby approved, a revised Conditions and Recommendation Report shall be submitted to and approved in writing by the Welsh Ministers. The report shall detail the proposed conservation method for removal, storage conditions and reinstatement for the following:

- carved stonework;
- decorative paintwork;
- floor and wall tiling; and
- fireplaces.

If conservation of such historic fabric features cannot be retained a justification statement will be required alongside the Conditions and Recommendation Report.

The works shall be carried out in accordance with the approved report.

- xv. Prior to the commencement of the works hereby approved, a Method Statement for the protection work associated to the following retained features shall be submitted to and agreed in writing by the Welsh Ministers:

- existing features;
- unknown features;
- wrought/Cast Iron Work;
- Oriel Bay window signage; and
- decorative detailing to the walls of the staircase internally and the existing ceramic tiles.

The works shall be carried out in accordance with the approved Method Statement.

- xvi. Prior to the commencement of the works hereby approved, a Method Statement detailing the following shall be submitted to and agreed in writing by the Welsh Ministers:

- repointing work to Brickwork and Masonry;
- repair of Terracotta brickwork and re-instatement work;
- removal of vegetative growth to the building;
- for the repair/re-instatement of existing windows and doors and to include for detailed drawings at 1:10 and 1:5 Scale, including sections; and
- leadwork repairs and re-instatement work.

The works shall be carried out in accordance with the approved method statement.

- xvii. Prior to the commencement of the works hereby approved, details of all external finishes and RAL colours shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

- xviii. Prior to the commencement of the works hereby approved, an updated version of the Structural Engineers Report associated with the previous listed building consent application (P/16/0123), with recommendations by a CARE Accredited Structural Engineer, shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

- xix. Prior to the commencement of the works hereby approved, details of the exact location, size and type of proposed new roof-lights, to be flush fitting with non-reflective glazing, within the proposed roof areas shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

- xx. Prior to the commencement of the works hereby approved, plans of all new plant to roof areas shall be submitted to and agreed in writing by the Welsh Ministers, including:

- All Mechanical and Electrical work shown on drawings to be kept to the minimum required and to have location and size indicated on drawings; and
- Details of proposed new louvres and surrounds to Mechanical and Electrical plant areas.

The works shall be carried out in accordance with the approved drawings.

- xxi. Prior to the commencement of the works hereby approved, details of the proposed new lift core/lift system and associated plant to the North area of the building shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

- xxii. Prior to the commencement of the works hereby approved, details of the proposed re-instatement work to the following areas shall be submitted to and agreed in writing by the Welsh Ministers:

- the re-instatement of the wrought/cast iron balustrade to staircase; and
- the proposed re-instatement of the stencilled paintwork above the dado rail to the main stairs (to be detailed in a Conservation Report including recommendations).

The works shall be carried out in accordance with the approved details.

- xxiii. Prior to the commencement of the works hereby approved, a detailed plan of the existing internal and external drainage systems and any proposed changes to the drainage systems, including any ventilation requirements, shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved plan.

- xxiv. Prior to the commencement of the works hereby approved, detailed drawings of the proposed zinc clad dormer windows to the new roof shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved drawings.

- xxv. Prior to the commencement of the works hereby approved, details of how the interfaces of the proposed new Welsh Slate roof and the proposed new zinc clad dormer windows will be sealed to prevent water ingress shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

- xxvi. Prior to the commencement of the works hereby approved, details of the proposed double glazed units shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

- xxvii. Prior to the commencement of the works hereby approved, details of the perimeter seals to the proposed double glazed units to windows shall be submitted to and agreed in writing by the Welsh Ministers. The perimeter

seals to the proposed double glazed units to windows shall be the same colour as the painted timber frame of the window (to prevent a 3D image).

The works shall be carried out in accordance with the approved details.

- xxviii. Prior to the commencement of the works hereby approved, a detailed drawing at 1:50 and 1:5 scale of the proposed walkway and balustrade detail of fixing shall be submitted and agreed in writing by Welsh Ministers.

The works shall be carried out in accordance with the approved drawing.

- xxix. Prior to the commencement of the works hereby approved, details of rainwater goods shall be submitted to and agreed in writing by the Welsh Ministers. Rainwater goods shall be half round, cast iron gutters and downpipes.

The works shall be carried out in accordance with the approved details.

- xxx. Prior to the commencement of the works hereby approved, a sample 1mSq panel of the proposed lime mortar repointing work to the masonry of the existing buildings shall be submitted to and agreed in writing by the Welsh Ministers.

The works shall be carried out in accordance with the approved details.

- xxxi. Prior to the beneficial occupation of the building, a Conservation Management Plan shall be submitted to and approved in writing by the Welsh Ministers. The submitted details must include a schedule of inspection.

12. Please note that the archaeological work should be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), and it is recommended that it is carried out either by a CIfA Registered Organisation or an accredited Member.
13. In reaching this decision, I have considered the well-being duty under section 3 of the WFG Act. In considering the relevant Welsh Government well-being objectives, this decision will 'promote and enhance the culture and heritage of Wales', and will 'make our cities, towns and villages even better places in which to live and work', by safeguarding the historic structure for the long term. I consider the decision accords with the sustainable development principle and is aimed at achieving the well-being objectives.

14. This letter does not convey any approval or consent which may be required under any enactment, bye law, order or regulation other than Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely



Sean Cunniffe
Planning Manager – Decisions
Planning Directorate

Arwyddwyd o dan awdurdod Y Gweinidog Newid Hinsawdd, un o Weinidogion Cymru.
Signed under authority of the Minister for Climate Change; one of the Welsh Ministers.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

NOTE

(This note does not form part of the consent)

Where a condition requires or refers to the approval of the Welsh Ministers, you are advised to contact Cadw (the Welsh Government's historic environment division) in connection with any matter relating to the approval. You can contact Cadw by writing to Cadw, Plas Carew, Unit 5/7 Cefn Coed Parc, Nantgarw, Cardiff CF15 7QQ or contact Rhodri Kelly email at Philip.hobson@gov.wales or telephone him on 0300 025 9017.

Ble mae amod yn gofyn neu gyfeirio at ganmoliaeth Gweinidogion Cymru, dylech chi gysylltu â Cadw (Cyfarwyddiaeth Amgylchedd Hanesyddol Llywodraeth Cymru) ynglŷn a unrhyw fater yn gysylltiedig â'r caniatâd. Gallwch gysylltu â Cadw drwy ysgrifennu at Cadw, Plas Carew, Uned 5/7 Cefn Coed Parc, Nantgarw, Caerdydd, CF15 7QQ neu gysylltu â Rhodri Kelly drwy e-bost: philip.hobson@gov.wales neu ei ffonio ar 0300 025 9017.