

DELEGATED REPORT

Application No:	P/19/0312
Site Address:	Table Table Pentrebach House Duffryn Road Pentrebach Merthyr Tydfil
Development:	Replacement of 75 no. timber framed windows with PVCu windows
Case Officer:	Rebecca Owens
Application Expiry Date:	29th January 2020
Consultation reply date expired:	30th December 2019

APPLICATION SITE

The application relates to the Grade II Listed Pentrebach House, a substantial late Georgian to Italianate country house which is now occupied by a public house and restaurant business with a hotel within the curtilage. The site is located within the settlement boundary and in a mixed use area.

PROPOSED DEVELOPMENT

Full planning permission is sought for the replacement of seventy five timber framed windows with white PVCU windows. These would be double glazed units which are sash and top hung casements.

PLANNING HISTORY

Whilst there is an extensive planning history relating to this site it is not considered that any of the recent applications are relevant to the determination of this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Planning Division's Conservation Officer	Objects to the proposal as it would be harmful to the character and appearance of the Listed Building and would result in the loss of historic fabric.
Welsh Government Department for Economy and Infrastructure	No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Local Planning Policies

The following policies of the Merthyr Tydfil Borough Local Development Plan 2006-2021 are relevant to the determination of this application:

- BW1: Development Strategy - Primary Growth Area
- BW4: Settlement boundaries / locational constraints
- BW6: Townscape and built heritage

National Policies

Planning Policy Wales (Edition 10, December 2018) is relevant to the determination of this planning application. The following paragraphs are identified as being of particular importance:

- Paragraph 6.1.1 notes the importance of the historic environment highlighting that *"it is central to Wales's Culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset"*.
- Paragraph 6.1.5 emphasises that *"the planning system must take into account the Welsh Government's objectives to protect, conserve and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved"*.
- Paragraph 6.1.6 highlights the Welsh Government's specific objectives for the historic environment. In relation to historic buildings their aim is to safeguard their character and manage change so that their special architectural and historic interest is preserved.
- Paragraph 6.1.7 expands upon this noting that *"It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way"*.
- Paragraph 6.1.9 notes that *"Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and*

heritage values of individual historic assets and their contribution to the character of place".

- Paragraph 6.1.10 emphasises that *"There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material 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"*.
- Paragraph 6.1.11 states *"For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use... The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future"*.

Technical Advice Note 24: The Historic Environment (2017) is also of relevance.

PLANNING CONSIDERATIONS

Given the nature of the development proposed, the main consideration when assessing this application is the impact of the proposal on visual amenity and the character of the building, which as stated above, is Grade II Listed. LDP Policy BW6 States that *"the Council will protect and support the enhancement of the unique built heritage of the County Borough. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character and setting of...listed buildings"*. Furthermore, national policy places a clear emphasis on protecting, conserving and enhancing the historic environment. The windows within the building form an important part of the fabric of the building and are considered to be a valuable feature which contributes to the character of the property. The replacement of the vast majority of the windows within this substantial property with what is considered to be unsympathetic and non-traditional framed windows is considered to be fundamentally unacceptable. The introduction of such windows would extensively harm the character of the building and would neither conserve nor enhance this listed building. The proposal is therefore contrary to Policy BW6 of the LDP and national planning policies. It is noted that the Conservation Officer has objected to the development.

It is noted that the proposed works would also require listed building consent. A listed building application was submitted at the time of the planning application but this was invalid as the HIA did not meet the Welsh legislation/policies in relation to HIAs and incorrectly referred to English legislation. An amended HIA has not yet been received to allow the Listed Building application to be validated. The HIA has been included with the planning application but as this is not a requirement the adequacy of the document is not an issue.

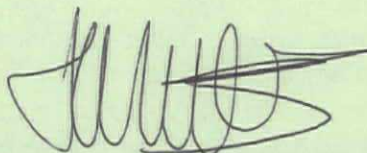
In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASONS:

1. The proposed replacement windows by virtue of their inappropriate and unsympathetic material would represent incongruous and alien features which would significantly harm the character and appearance of the Grade II Listed Pentrebach House, contrary to Policy BW6 of the Merthyr Tydfil Local Development Plan.



RECOMMENDATION ENDORSED

Head of Town Planning

DATE:

28/1/20