

From: [Jones, Andrea](#)
To: [Planning DC](#)
Cc: [James, Fiona](#)
Subject: FW: P/26/0041 [NOT PROTECTIVELY MARKED]
Date: 05 May 2026 09:15:17
Attachments: [P260041_Est.pdf](#)

Hi,

Fiona has passed me your email for comment.

- In the ownership certificates, it states that the applicant is the owner of all the land. This is not the case as it is leased from the Council. No certificate has been served on the Council as owner.
- In the lease of the property, the alterations proposed are not permitted. The tenant is already aware of this, and the Council's solicitor has provided guidance as to how this can be dealt with by means of a variation to the current lease. I suspect the tenant may be wanting to obtain planning consent before applying for landlords consent and amendment to the lease. The provisions in the lease state:-

23.1 The Tenant shall not make any external or structural alteration or addition to the property and shall not make any opening in any boundary structure of the property.

23.2 The Tenant shall not install any service media on the exterior of the property nor alter the route of any service media at the property without the consent of the Landlord, such consent not to be unreasonably withheld.

23.3 The Tenant shall not make any internal, non structural alteration to the property without the consent of the Landlord, such consent not to be unreasonably withheld.

Broadly, there are no objections to the proposal although I have not previously seen this updated proposal. The Tenant will require Landlords consent before proceeding with any works.

Kind regards,

Andrea.

Andrea Jones DIP SURV C.E.M.

Arweinydd Tim - Rheoli Ystadau	Estates Team Leader
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Croesawn ohebu yn Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi. Rhowch wybod inni beth yw'ch dewis iaith e.e Cymraeg neu'n ddwyieithog.

We welcome correspondence in Welsh and corresponding with us in Welsh will not lead to a delay. Let us know your language choice if Welsh or bilingual.

From: James, Fiona <Fiona.James@merthyr.gov.uk>
Sent: 04 March 2026 11:55
To: Jones, Andrea <Andrea.Jones@merthyr.gov.uk>
Subject: FW: P/26/0041 [NOT PROTECTIVELY MARKED]

Hiya,

We have received the attached where Rose Retreat have applied to erect a single storey extension, timber screen and patio with canopy. Are you aware of this, just wondering if you have granted and Landlord consent for this?

Thanks

Fee

Mrs Fiona James BSc (Hons) Real Estate Management
Uwch Swyddog Ystadau | Senior Estates Officer
Adran Ystadau | Estates Department

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Croesawn ohebiaeth yn y Gymraeg a fydd gohebu yn y Gymraeg ddim yn arwain at oedi
We welcome correspondence in Welsh and corresponding in Welsh will not lead to a delay

From: Planning DC <Planning.DC@merthyr.gov.uk>

Sent: 04 March 2026 11:47

To: James, Fiona <Fiona.James@merthyr.gov.uk>

Subject: P/26/0041 [NOT PROTECTIVELY MARKED]

Classification: **NOT PROTECTIVELY MARKED**

Good Morning,

Please see attached for your observations.

Kind Regards,

Stacey Thomas

Technegydd Cynllunio/Planning Technician

Cyngor Bwrdeistref Sirol Merthyr Tudful/Merthyr Tydfil County Borough Council

Ffon/Phone: 01685 726280

Ebost/Email: Stacey.Thomas@merthyr.gov.uk