

HISTORIC ENVIRONMENT (WALES) ACT 2023

LISTED BUILDING CONSENT

To: Mr Ryan Owen c/o Mr Ken Bateman 20 Dane Street Merthyr Tydfil CF47 8SF

WHEREAS you did on the 13th day of April 2026 make application in writing for listed building consent in respect of the works detailed below at: 73 Nightingale Street Abercanaid Merthyr Tydfil CF48 1EJ which is a building listed under Part 3, Section 6 of the Historic Environment (Wales) Act 2023.

Name of the Applicant

Mr Ryan Owen
73 Nightingale Street
Abercanaid
Merthyr Tydfil
CF48 1EJ

Description of Proposed Development

Single storey rear extension and internal renovations (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 98(1) of the Historic Environment (Wales) Act 2023.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Existing and proposed plans and elevations, Drawing Number: GA 001 Rev. D, Received 12 June 2026

Drawing Title: Block Plan, Received 12 June 2026

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

Date: 24th July 2026

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

NOTES

(1) Appeals

An appeal can be made to the Planning & Environment Decision Wales (PEDW) within 6 months against the Local Planning Authority's decision to refuse listed building consent for the proposal or to grant consent subject to conditions (see Sections 100 and 101 of the Historic Environment (Wales) Act 2023 and Regulation 16 of the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024). Appeals must be made on a form which is obtainable from Planning & Environment Decision Wales, Crown Buildings, Cathays Park, Cardiff CF10 3NQ.

(2) Purchase Notice

The property owner may be able to serve a purchase notice on the Council if the Local Planning Authority has refused listed building consent or granted it subject to conditions or has modified or revoked the consent. In order to serve a purchase notice, the owner must show that the property can neither be put to a reasonably beneficial use in its existing state and is not capable of reasonably beneficial use by the carrying out of other development which has been or would be permitted. A purchase notice will require the Council to buy the owner's interest in the property in accordance with Section 109 of the Historic Environment (Wales) Act 2023.

(3) Compensation

It may be possible to claim compensation from the Council if either the Local Planning Authority or the Welsh Ministers, have by order, modified or revoked listed building consent (see sections 107 and 108 of the Historic Environment (Wales) Act 2023)

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 Head of Engineering & Highways has been obtained.