

DELEGATED REPORT

Application No:	P/26/0079
Site Address:	73 Nightingale Street Abercanaid Merthyr Tydfil CF48 1EJ
Development:	Single storey rear extension and internal renovations
Case Officer:	Rebecca Owens
Site Visit:	22nd April 2026
Application Expiry Date:	8th June 2026
Consultation reply date expired:	13th May 2026

APPLICATION SITE

The application relates to a Grade II listed, mid-terrace dwelling which forms one of a group of dwellings in this street which have been listed because they form one of the best surviving groups of early industrial workers' housing in the region. The property is stone fronted with a rendered rear wall and features uPVC windows and doors. It is bound by a highway to the front and other dwellings on either side and to the rear.

PROPOSED DEVELOPMENT

Listed Building Consent is sought for the erection of a single storey rear extension and internal renovations.

The proposed rear extension would be 3.045m in depth by 6.465m in width with a mono-pitched roof with a ridge height of 3.539m. It would feature a upvc door and two white upvc windows in its rear elevation. The external elevations would be finished in painted render, the roof would be covered with composite slate tiles and the rainwater good would be white upvc. The plans also indicate that the first floor rear window would be replaced with a while upvc window. Bat and bird boxes are also proposed on the original rear elevation, below the eaves of the main roof and on the proposed extension respectively.

It would also appear as though it is proposed to create a patio alongside the rear elevation of the extension and erect a 0.2m high timber sleeper wall with a step up to the remainder of the garden.

The internal renovations include:

- Blocking up an existing ground floor window in the rear elevation which would be covered by the proposed extension;

- Removing internal timber and plasterboard partition walls which form two bedrooms and a bathroom; and
- The erection of a new timber stud wall dissecting the first floor into two bedrooms.

PLANNING HISTORY

The relevant planning history is summarised below:

P/02/0002 Listed Building Consent - Demolition of existing lean-to extension and refurbishment of property (including new window)
 Granted listed building consent on 8 April 2002

CONSULTATION

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

Cadw	No response
Heneb	No objection
Civic Trust for Wales	No response
The Victorian Society	No response
Royal Commission of Ancient and Historic Monuments	No objection
Merthyr Tydfil Heritage Trust	No response
Merthyr Tydfil Museum and Heritage Group	No response
The Society for the Protection of Ancient Buildings	No response
Historic Buildings and Places	No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

The Historic Environment (Wales) Act 2023

Schedule 13 Paragraph 90 sets out the statutory duty of the decision-maker, where the proposed development would affect a listed building or its setting:

“314A Wales: duties relating to listed buildings and features of architectural or historic interest

(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the Welsh Ministers or a local planning authority in Wales must have special regard to the desirability of preserving—

(a) the listed building,

(b) the setting of the building, or

(c) any features of special architectural or historic interest the building possesses.

Planning Policy Wales (Edition 12, February 2024)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states 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.’*

Technical Advice Note (TAN) 24: The Historic Environment (March 2026)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment

PLANNING CONSIDERATIONS

The main issue to consider under this application relates to the effect of the works on the character and appearance of the listed building 73 Nightingale Street and indeed on the listed terrace of which it relates. In this respect it is noted that the application has been accompanied by a Heritage Impact Assessment.

This property was listed as it forms one of the best surviving groups of early industrial workers' housing in the region and the application has been accompanied by a Heritage Impact Assessment. The property is stone fronted with modern uPVC windows and front door, while the rear has a rendered wall and also features upvc windows and a rear door. The rear street scene of this terrace of listed dwellings, has been significantly altered with changes to material finishes, modern upvc windows and a number rear extensions of varying designs and scales. The proposal would not alter the principal elevation which contributes most value to the character of the property and street as the extension would be located to the rear where it is would be less visible and viewed in the context of other modern additions and alterations to the terrace. It is considered to be a modest size which

would be subservient and proportionate to the dwelling and its design is deemed to be sympathetic. Whilst it is recognised that it would include the blocking up of the ground floor window opening, the original building would be retained as a single living space with the extension providing additional rooms. In this respect, it is noted that the property would have comprised of a single room on the ground floor and a single room above. Whilst the ground floor retains this layout, the upper floor has been subdivided with modern stud walls to provide two bedrooms a bathroom. The HIA indicates that internally modern finishes are in place with a cement slab to the floor, timber staircase and internal walls finished with cement finish with gypsum skim. It highlights that no historic details have been retained except for window reveals. The proposal includes the removal of the modern partition walls at first floor level and the division of the space into two bedrooms. It is not considered that this would have any harmful impact on the historic fabric of the building. Thus whilst it is recognised that the development would alter the rear elevation and internal layout, it is not considered that these changes would harm the historical character or the property. It is important to balance the need to preserve listed building and allow for their adaption to ensure their continued use and thus upkeep. Indeed this property is currently empty and in a poor state of repair. Its re-use would be beneficial in ensuring its maintenance and thus long term preservation.

Heneb have also responded to consultation on this application. They recognise the modern alterations that have occurred to the rear of the dwelling and also consider it unlikely that archaeological significant material will be encountered during the proposed works. As such they have not objected or requested any conditions.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

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.

RECOMMENDATION ENDORSED *G. Davies*

PP. Director of Neighbourhood Services

DATE: 23rd June 2026