

Planning (Listed Buildings and Conservation Areas) Act 1990

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

LISTED BUILDING CONSENT

To: Mr Chris Evans c/o Darren Payne CFW Architects Ltd The Hawthorns 6 North Road CF10 3DU

WHEREAS you did on the 5th day of October 2023 make application in writing for listed building consent in respect of the works detailed below at: Treharris Library Perrott Street Treharris CF46 5ET which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

Mr Chris Evans
Merthyr Tydfil County Borough Council
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil

Description of Proposed Development

Demolition of extension, replacement of walkway shelter, installation of Air Source Heat Pumps, erection of cycle and bin stores, refurbishment and repair to building and other internal and external alterations (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 18 of the Planning (Listed Building and Conservation Area) Act 1990.

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

Treharris Library, Treharris Design/Proposal Statement
Proposed LFG and GF Heating Layout Drawing No. DR-1302-M-06 Rev T2
Heritage Impact Assessment V3
TREHARRIS LIBRARY, TREHARRIS, MERTHYR TYDFIL, BAT SURVEY, ISSUE 1, VERSION A
MEP Stage 4 Luminaire Schedule (DR 1302)
OS Plan
Proposed Plans & Elevations Drawing No. 2217-002 Rev I
Proposed Section 01 Drawing No. 2217-003 Rev E
Proposed Section 02 Drawing No. 2217-004 Rev B
Proposed Section 03 Drawing No. 2217-005 Rev A
Side Entrance Canopy Drawing No. 2217-010
Eaves Detail Drawing No. 2217-011
Ridge Detail Drawing No. 2217-012
Valley Gutter Detail Drawing No. 2217-013
Copula Vent Drawing No. 2217-014
External Door Side Entrance Drawing No. 2217-015
External Door Basement Drawing No. 2217-016
Stained Glass Window Detail Drawing No. 2217-017
Bin Store Drawing No. 2217-018
Cycle Stand Drawing No. 2217-019

General Arrangement Drawing No. 16885C V1

Proposed LGF and GF Lighting and Fire Alarm Layout Drawing No. DR-1302-E-01 Rev TO

Proposed LGF and GF Small Power and Ancillary Services Drawing No. DR-1302-E-02 Rev TO

Proposed Roof Level Lighting and Fire Alarm Layout Drawing No. DR-1302-E-03 Rev TO

Proposed Roof Level Small Power and Ancillary Services Drawing No. DR-1302-E-04 Rev TO

Proposed LGF and GF Ventilation Layout Drawing No. DR-1302-M-02 Rev T1

Proposed Roof Level Ventilation Layout Drawing No. DR-1302-M-03 Rev T1

Proposed Ventilation Elevations and Sections (Sheet 1 of 2) Drawing No. DR-1302-M-04 Rev T1

Proposed Ventilation Elevations and Sections (Sheet 2 of 2) Drawing No. DR-1302-M-05 Rev T1

Proposed LFG and GF DWS Drawing No. DR-1302-M-08 Rev T1

Proposed Roof Level Heating Layout Drawing No. DR-1302-M-07 Rev T1

Proposed Plantroom Layout Drawing No. DR-1302-M-09 Rev T1

Proposed LFG and GF Above Ground Drainage Drawing No. DR-1302-M-19 Rev T1

Proposed Mechanical Schematic Drawing No. DR-1302-M-11 Rev T1

Proposed Plantroom Layout Drawing No. DR-1302-M-12 Rev T1

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

- 3 No works to which this consent relates shall commence until an appropriate Level III Programme of Historic Building and Analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

Reason - As the building is of architectural and cultural significance the specified records are required to mitigate impact in accordance with Policy CW1 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

Condition 3 discharged on 26.07.24 App No. P/24/0156.

- 4 **Before work commences on site**, elevational drawings detailing the 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 Local Planning Authority. All works shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 **Before work commences** on masonry repairs/replacement, a Method Statement detailing the condition of the fabric and a schedule of works, shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6 **Before work commences** 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 must be submitted to and approved in writing by the Local Planning Authority. Cleaning shall be implemented strictly in accordance with the statement under the BS 8221-1:2012 Standard.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7 **Prior to the commencement** of the works hereby approved a method statement, shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details for:

The removal of the existing entrance canopy
The mechanical and electrical installations
The demolition of the rear extension
Repairs to any walls where elements of existing walls are to be demolished
Repairs to the roof and covering, including all lead work and timber structural repairs

All works undertaken shall be implemented fully in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 8 **Prior to the commencement** of the development hereby approved, details/samples of the materials finishes shall be submitted to and approved in writing by the local planning authority for the following:

roof tiles;
window guards;
external canopy;
all internal fixtures/fittings;
external boundary treatments and railings;
bike shelter;
bin store; and
Air Source Heat Pumps (including stand).

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

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date: 14th May 2024

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

INFORMATIVES

1. A European Protected Species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>
All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by The National Assembly for Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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 Engineering Manager has been obtained.