

DELEGATED REPORT

Application No:	P/22/0063
Site Address:	2 Quay Row Abercanaid Merthyr Tydfil CF48 1YP
Development:	New timber windows and doors to front and rear elevation
Case Officer:	Caroline Pulley
Site Visit:	25th March 2022
Application Expiry Date:	10th May 2022
Consultation reply date expired:	21st April 2022

APPLICATION SITE

This application relates to 2 Quay Row, a Grade II Listed cottage situated within the residential area of Abercanaid. The property was listed in 1975 and was included as one of the best surviving groups of early industrial workers' housing in the region. The two main first floor front windows have the vertical sliding sash arrangement. The other windows, including a small window on the rear elevation are painted timber, either as single pane or with a fixed bottom pane and small top-hung casement. Although the property has been subject to various unsympathetic changes over time, the basic architectural form, proportion and pattern of openings still exist.

PROPOSED DEVELOPMENT

The application seeks listed building consent for new timber windows and doors to the front and rear elevation of the property. It is proposed to replace all of the existing soft wood windows with hardwood sash windows with double glazing units. The stucco surrounds to the windows at the front elevation and door surround will be retained and repaired, where necessary. The rear entrance door would be replaced with a white timber glazed door and the front door is to be replaced with a solid timber door of a different design, also to be painted white.

The application is accompanied by a Heritage Impact Assessment (HIA).

PLANNING HISTORY

The history relating to the property is as follows:

P/10/0149	-	replacement of existing softwood windows with white double glazed uPVC units
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Refused – 23.07.2010
Appeal dismissed – 05.04.2011

CONSULTATION

The Glamorgan Gwent Archaeological Trust:	No response.
Civic Trust for Wales:	No response.
The Victorian Society:	No response.
Royal Commission on the Ancient and Historical Monuments:	No response.
The Society for the Protection of Ancient Buildings:	No response.

In accordance with statutory publicity requirements, a press notice was published within the local paper on the 31.03.22 and a site notice was displayed within the vicinity of the site on the 25.03.22.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 16. – (1) Subject to the previous provision of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, they grant consent, may grant it subject to conditions.

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(3) Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.

Section 66. - (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the

case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

Welsh Office Circular 61/96: Planning the Historic Environment: Listed Buildings and Conservation Areas

Part 1 Paragraph 11 requires local planning authorities considering applications for works which affect listed buildings to have special regard to its character and setting.

National Planning Policy - Planning Policy Wales (Edition 11, February 2021)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states that *'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 24: The Historic Environment (May 2017)

Paragraph 1.25 states *'The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.'* Paragraph 1.28 explains that there will be cases where a proposal will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development'.

Local Policy - Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking
Policy CW1 - Historic Environment

PLANNING CONSIDERATIONS

This application relates to a Grade II listed building located within Quay Row, Abercanaid. The main issue to consider under this application relates to the effect of the replacement windows and doors on the listed building and any features of special architectural or historic interest that it may possess.

The property is situated within a terrace of six houses, four of which are listed. The property was included on the statutory list of buildings of special architectural or historic interest in 1975. The listing description highlights that the property is included as an example of one of the best surviving groups of early industrial workers' housing in the region. At the time of listing, it seems that the entire row of 7 cottages was included, although the application property, No. 2 was and is made up of Nos. 1 and 2 combined

while Nos. 6 and 7 also form a single dwelling. The listed row is now confined to only four cottages, nos. 2 – 5.

No.2 Quay Row comprises two storeys with two windows at both ground and first floor levels on the front elevation with a central doorway. As mentioned earlier, the two main front windows have vertical sliding sash arrangement, which would have been originally installed. The other windows, including the small rear window, are either single pane or top hung with a fixed pane below.

This proposal seeks to replace the front windows with timber windows, which would be 4 pane box sash. The replacement entrance door would also have a solid timber construction with a small glazed window. To the rear, the small first floor window would be replaced with a single pane white timber window and the concealed entrance door would be replaced with a white timber glazed door. Such works are considered to preserve the special interest and architectural merit of the building.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (“the WBFG Act”) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following 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:

Drawing number QR-05 Rev A
Drawing number QR-04 Rev A
Drawing number QR-03 Rev A
Drawing number QR-02 Rev A
Heritage Impact Statement

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

3. The timber windows and doors hereby permitted shall be fitted with timber beading and the window and door seals shall match the colour of the window and door frames.

Reason - To protect the fabric of the listed building in accordance with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

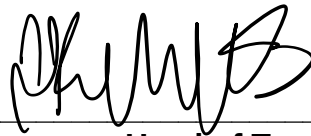
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/4/22