

Town and Country Planning Act 1990 : Section 191 and 192
(As Amended by Section 10 of the Planning and Compensation Act 1991)

**REFUSAL TO ISSUE A
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

The Merthyr Tydfil County Borough Council hereby declares that on the 13th January 2025 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this Certificate, was not lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

- 1 Having regard to the length of time the property has been vacant and a failure to demonstrate an intention to retain the use as a House of Multiple Occupancy, on balance of probability, the use is found to be abandoned and as such full planning permission would be required for the property to be used as a House of Multiple Occupancy.
- 2 The original permission for the use of the property has a House of Multiple Occupancy did not apply to the whole building subject to this application. As such the use of the property has a House of Multiple Occupancy would be outside of the scope of the original permission.

Signed:



(Council's authorised officer)

On behalf of Merthyr Tydfil County Borough Council

Date: 01st May 2025

First Schedule :

Use of the property as a House in Multiple Occupancy (HMO)

Second Schedule :

68 - 70 Brecon Road Merthyr Tydfil CF47 8NN

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse to issue a Certificate of Lawful Use or Development then you can appeal to the Planning & Environment Decisions Wales under Section 195 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Please quote the application number in all correspondence.