



## Cyngor Bwrdeistref Sirol Merthyr Tudful

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

### Application for Removal or Variation of a Condition following Grant of Planning Permission

### Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

148

Suffix

Property Name

Address Line 1

High Street

Address Line 2

Town/city

Merthyr Tydfil

Postcode

CF47 8DP

#### Description of site location (must be completed if postcode is not known)

Easting (x)

304938

Northing (y)

205875

Description

#### Applicant Details

Name/Company

Title

MR

First name

James

Surname

Thomas

Company Name

Address

Address line 1

148 High Street

Address line 2

Address line 3

Merthyr Tydfil

Town/City

Merthyr Tydfil

Country

Postcode

CF47 8DP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Legg

Company Name

DLP Architecture Ltd

Address

Address line 1

Systems House

Address line 2

89 Heol Don

Address line 3

Whitchurch

Town/City

Cardiff

Country

GB

Postcode

CF14 2AT

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erect new shopfront; demolish part of rear kitchen extension and alter its flat roof to a sloping roof; erect three storey rear extension.

Reference number

P/24/0206

Date of decision (date must be pre-application submission)

30/04/2026

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 2 - approved drawings

Has the development already started?

- ☐ Yes  
☒ No

## Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

My client has been approached by the local authority to lease the offices on the first and second floors at 148 High St, Merthyr Tydfil. They have requested that a lift for wheelchair access be incorporated into the design of the new internal staircase in order to comply with disability rights.

The variation of condition application for condition 2, is to replace the approved drawings with revised drawings incorporating a lift within the stairwell. In order to achieve this the rear extension will be increased by 1.550m in depth. There will be no other impact on the scheme, all other details including ecology will remain the same except for the depth of the rear three storey extension.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

My client has been approached by the local authority to lease the offices on the first and second floors at 148 High St, Merthyr Tydfil. They have requested that a lift for wheelchair access be incorporated into the design of the new internal staircase in order to comply with disability rights.

The variation of condition application for condition 2, is to replace the approved drawings with revised drawings incorporating a lift within the stairwell. In order to achieve this the rear extension will be increased by 1.550m in depth. There will be no other impact on the scheme, all other details including ecology will remain the same except for the depth of the rear three storey extension.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes  
☒ No

## Ownership Certificates

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes  
☐ No

### Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant  
☒ The Agent

Title

Mr

First Name

Peter

Surname

Legg

Declaration Date

28/07/2026

☒ Declaration made

## Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding  
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant  
☒ The Agent

Title

Mr

First Name

Peter

Surname

Legg

Declaration Date

28/07/2026

☒ Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Peter Legg

Date

28/07/2026