

Internal memo- Development Control.

Date 04-05-2020

From M. Lucas, Heritage, conservation & design

To C Pulley, Development Control

P/20/0090 | Single storey rear extension (featuring walkway above). Alterations to door and window openings to rear elevation | 73 Pontmorlais High Street Merthyr Tydfil CF47 8UN

Thank you for the above consultation.

I have viewed the plans and offer the following comments for your consideration:

The application site is within the Town Centre conservation area and follows a previously consented scheme in 2019. The purpose of this application is to address concerns raised by the Council's Building Control section on the previously submitted scheme for building control approval.

The alterations feature provision to enable sufficient means of escape in the event of a fire.

Provision of such a requirement outweigh issues of historic fabric in this instance.

The required alterations are focused on the rear and partial side elevations. As such, the visual impact of functional alterations is limited by their position. Accordingly, the scheme's impact on the character of the conservation area is considered to be neutral or at worst, very minimal.

The only query I have is that that powder coated steel security doors are shown on the submitted plan as being doors with architectural moulding detail- is this correct and is it possible to see a section or product detail of the same?

I offer no objection to the submitted scheme based on my aforementioned comments.

If anything I have written is unclear or requires further explanation, please contact me.

Moira Lucas