

Planning (Listed Buildings & Conservation Areas) Act 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012

REFUSAL OF PERMISSION

To: Mr Gethin Griffiths C/o Mr Philip Harris 5 Ashlea Drive Thomastown Merthyr Tydfil CF47 ONY

WHEREAS you did on the 19th day of December 2024 make application in writing for conservation area consent in respect of the works detailed below at: 7 Council Street Penydarren Merthyr Tydfil CF47 9DJ which is a building located within a conservation area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Name of the Applicant

Description of Proposed Development

Mr Gethin Griffiths

Demolition of rear garden wall

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

1. The boundary walls to the rear of Council Street form an important feature of the Council and Urban Street Conservation Area and positively contributes to its character and original form. The removal of a section of this wall at the application site to create a parking area would therefore harm the character and original layout of the conservation area contrary to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031
2. The applicant has failed to provide a Heritage Impact Assessment, which should consider the historic importance of the wall and the potential impact of the development on the historic environment. Therefore, insufficient information has been provided to fully assess and justify the proposed development.

Date: 7th February 2025

Signed:



(Director of Neighbourhood Services)

(Please See Note on Back)

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 20 of Planning (Listed Buildings and Conservation Areas) 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). Alternatively you can use the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal. 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.
- (2) If listed buildings consent or conservation area consent 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 works which has been or would be permitted, he/she may serve on the Council of the district 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 Section 32 of the Planning (Listed Buildings and Conservation Areas) 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 Planning & Environment Decisions 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 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.