

Internal Memo

To: Caroline Pulley, Planning Officer

From: Moira Lucas, Conservation Officer

Date: 11-02-2020

Site: [P/20/0027- No. 1, Edwards Street, Treharris, Merthyr Tydfil.](#)

Proposal: Converting existing kitchen kitchen, canteen boiler room into 1 bedroom flat on ground floor only.

I have visited the proposed area and offer the following guidance:

The site lies within the Treharris Conservation Area and is also the site of the former post office.

The building has been used as a showroom and shop for UPVC goods since changing from a post office. The building has had all windows and doors previously changed to UPVC with remnants of some original window pattern but not material retained.



The proposal relates mainly to physical internal changes with very minor alterations taking place externally. This includes the creation of a new entrance on the eastern elevation, the blocking up of an existing doorway on the rear elevation- both elements are utilising existing materials at this time.

Whilst the inclusion of UPVC windows in traditional buildings is not ideal as it seals the building and does not allow for condensation to expire off its surfaces, the use of them and cement render are mitigated by the use of ventilation and heating.

Additionally, whilst the building is within the conservation area, an article 4 Direction to protect architectural features and doors is not in place at this time.

Finally the position of the former post office is adjacent to the listed Library.

Given the maintenance of No1 Edward Street- it is well painted and maintained and in spite of its modern windows and doors it does not detract from the conservation area character given the holistic approach to the entire building nor does it detract from the setting of the Library.

Therefore, it is considered that the proposals, given their minor nature can be supported for approval and in this case are considered to be in accordance with policy CW1 of the LDP

The recently adopted Local Development Plan 2016-2031, Policy CW1, The Historic Environment states that:

'The integrity of our historic environment assets will be conserved and enhanced.

Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character or the historic or cultural importance of our designated historic environment assets.'

If anything I have written is unclear or requires further explanation, please don't hesitate to contact me.

Moir.