

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: Barclays Bank plc c/o Patrick Chiu ISG Ltd. 7th Floor, Aldgate House 33 Aldgate High Street London

WHEREAS you submitted an application on the 4th May 2023 to develop: 47 High Street Merthyr Tydfil CF47 8DL short particulars of the application being as follows:-

Name of the Applicant

Barclays Bank plc
Churchill Place
Canary Wharf
London
E14 5HP

Description of Proposed Development

Retrospective planning permission for the removal of ATM on the front elevation and infill opening with granite to match existing and removal of glazing of 1 window on the front elevation and replace with new

(Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 24th October 2023

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall be carried out in accordance with the following approved plans and documents:
 - Location Plan (Drawing No. BY108629 - 340)
 - Block plan as proposed (Drawing No. BY108629 - 341)
 - Basement Floor as proposed (Drawing No. BY108629 - 311)
 - Ground Floor as proposed (Drawing No. BY108629 - 312 rev a)
 - First Floor as proposed (Drawing No. BY108629 - 313)
 - Front Elevation as proposed (Drawing No. BY108629 - 331 rev b)
 - Heritage Statement (ISg)
 - Design and Access Statement (ISg)
 - Emails received from ISg including photographs and details of sample (received on 12.09.23 and 14.09.23)

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

- 2 The granite infill panel, which replaces the removed ATM, shall be constructed in accordance with the sample included in the photographs and details submitted via email on 12 September 2023 and 14 September 2023 namely 'Emerald Pearl' granite sourced from Norway. The granite infill panel shall be completed within 3 months of the date of this permission and once inserted a photograph shall be submitted to the Local Planning Authority to confirm that the materials specified have been used.

Reason - To ensure that the external appearance of the development will be in keeping with the character of the listed building, the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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 permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 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 Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The 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.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.