



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 a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

9

Suffix

Property Name

Address Line 1

Pond Row

Address Line 2

Abercanaid

Town/city

Merthyr Tydfil

Postcode

CF48 1YT

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

Easting (x)

305433

Northing (y)

204026

Description

Applicant Details

Applicant Details

Name/Company

Title

Mrs

First name

Kerry

Surname

Turner

Company Name

Threadneedle Propco SW Ltd

Address

Address line 1

Regency House

Address line 2

43 High Street

Address line 3

Town/City

Rickmansworth

Country

United Kingdom

Postcode

WD3 1ET

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Construct a new single storey extension to the rear of the house.
Refurbish all three floors to a lettable standard
Remove, enable, design and install 2 new staircases in new locations to meet building regs and maximise the existing space.
For further details, please see the attached Building design notes and plans

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the land and property has been established for a sustained period as a lawful residential dwelling (Use Class C3), with no known breaches of planning control or enforcement history. There has been no material change of use, and the property has consistently served as a private residence, which is in line with its approved and intended use. As such, the existing or last use of the land is lawful under the provisions of planning legislation.

The existing building is a lawful structure that was constructed in accordance with previously granted planning permissions and/or under permitted development rights applicable at the time. There is no evidence of any unauthorised extensions, alterations, or construction that would compromise its lawful status. The proposed alterations and renovations will be confined to the existing footprint or carried out within the scope of current permitted development rights.

Therefore, the proposed works relate to a legally established building and land use, and no change of use or unauthorised development is involved. On this basis, we consider that the existing use and structure are lawful, and that the application to alter or extend the building should be granted a Lawful Development Certificate.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Building/Design Notes, Structural Calculations Pack, Demolitions and Alterations Layout, Proposed Foundation plan. Demolition and alterations layout, proposed plans, existing layout plans, relevant floor plans

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses (main residences)

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses (main residences)

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal seeks to carry out renovations that are essential to bringing the property up to current building standards and ensuring compliance with safety and regulatory codes. These improvements are not only necessary from a legal and functional standpoint but also aim to modernise the property, enhancing its overall usability, energy efficiency, and aesthetic appeal.

The proposed works fall within the scope of permitted development rights and do not involve any change of use or extension beyond permissible limits. No impact is anticipated on neighbouring properties, and the character of the area will be respected during the works.

Given that the proposal adheres to all relevant legal and planning criteria for lawful development and that the scope of work is focused on internal upgrades and essential remedial work, a Lawful Development Certificate should be granted to confirm that the proposed development is lawful.

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

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you?

☐ Yes

☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Kerry Turner

Date

27/06/2025

Amendments Summary

i have updated the location plan as requested via email from Rebecca Owens - the additional questions are to follow