



Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Details

Number	4
Suffix	
Property name	
Address line 1	Quay Row
Address line 2	Abercanaid
Town/city	Merthyr Tydfil
Postcode	CF48 1YP

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

Easting (x)	305212
Northing (y)	204276

Description

--

2. Applicant Details

Title	Mrs
First name	Amelia
Surname	Williams
Company name	Ty Cornel
Address line 1	Hollies
Address line 2	Heol Fawr
Address line 3	Nelson
Town/city	Caerphilly
Country	United Kingdom

2. Applicant Details

Postcode

CF46 6NP

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?

135.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ☐ Yes ☒ No

5. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

* Replacement of all old non-original windows in the front facade of this mid-terrace property. Design will be six-pane, to be similar in pattern and design to the traditional box sash style found locally and in the next-door house, No. 3. Slim-line double glazed panes to be incorporated.

* Rotten rear door to be replaced with a half-glazed wooden door, also incorporating 6 double glazed panes

* Re-skim/Board and skim internal walls as needful according to accepted standards and materials - lime plaster etc in keeping with original. Final composition to be confirmed on site" in consultation with LPA officials

* Existing exposed beams in living area to be strengthened with wooden beams so as to stiffen the floor above thus leaving beams exposed

* Creation of small room with w/c and hand basin in upstairs room - for convenience (!) in night-time use in view of the circular stair to the lower floor.

* Additional safety balustrade (to match existing) as safety element at top of staircase

* Replacement of failed old back boiler and associated tank and pipework etc with new condensing boiler to be fitted in kitchen. Details attached.

* New level overflow to be floated onto non-level and worn existing cement floor in rear extension.

* Renewing wiring as necessary, and upgrading lighting elements

* Sympathetically chosen kitchen and shower room elements to maintain sense of period whilst creating modern kitchen and toilet facilities.

* Fitting sympathetic kitchen units.

Has the development or work already been started without planning permission? ☐ Yes ☒ No

6. Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

8. Listed Building Alterations

- a) works to the interior of the building? ☒ Yes ☐ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Attached:
Heritage Impact Statement
Elevations front and rear - existing and proposed.
Ground plans, lower and upper floors, present and proposed.
Location plan to scale
Detail and technical specification of box sash windows.
Specification sheet for rear door.
Specification sheet for proposed replacement boiler
Plans for kitchen as proposed - drawn up by Howdens, Merthyr Tydfil
Photographs of 4 Quay Row, and the locality, to provide documentation in support of these proposals.

9. Existing Use

Please describe the current use of the site

Small terrace cottage built circa 1810/1820, until recently a family home for three - parents and 1 adult child. Currently vacant awaiting listed building approval for limited upgrading

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Small terrace cottage from 1810/1820, until recently a family home for three - parents and 1 adult child. Currently vacant awaiting listed building approval.

When did this use end (if known)? 01/08/2020

Does the proposal involve any of the following?

- Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No
- A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

10. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	cement rendered and white emulsion finish	No change
Windows	To front: 4 softwood magnet style single-glazed windows To rear: 3 varied softwood single glazed windows.	To front: 4 identical double-glazed box sash windows in hardwood. These to be painted white - a change in plan since the elevations were produced, in which a middle grey was envisaged To rear: Relacement of existing glass with 3 double-glazed units.

10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
External Doors	Front door to remain Existing rear door 6-panel wood severely affected with rot.	Front door to be re-furbished and painted in white gloss Rear door replaced with half double-glazed hardwood door in white
Ceilings	Lower floor ceilings. Exposed beam area in living room and plaster board to rest of area. Upper floor: modern pine t and g in average condition with varnish finish	Ground floor ceilings. Exposed beam area to be retained, with some strengthening (wood) if required. Plaster area to be retained/revamped. Upper floor: existing modern t and g to be stabilised and white painted. T and g dropped ceiling in new toilet and fitted cupboards.
Internal Walls	Lower floor. Some original plaster, mostly modern "renovation" with cement render and thistle plaster that shows poor adhesion. Upper floor: Some walls as lower floor, two walls where adhesion so poor that the wall is largely back to the original stone.	Make good all walls with sympathetic treatment as to boarding/ replastering and skimming using period appropriate techniques and materials, as required, such as lime plaster in keeping with original. Final composition to be confirmed with Local Authority planning officers on site. Possibility of adding an un-fussy plain dado rail in the living area, not for period reasons but as a way of protecting the plaster in this relatively small space
Floors	Lower floors all cement Upper floor original boards	Lower: Renovate/level existing floors. Tile in kitchen and shower area with period-appropriate ceramic tiles. Replace worn carpet in lounge. Upper floor: smooth and where necessary restore timber floor preparatory to carpeting. Tile effect synthetic floor to go in new toilet.
Internal Doors	Flush-style folding door at bottom of stairs. Narrow panel door with pass-hatch to kitchen and sliding flush door to shower room - all in different patterns and styles.	Co-ordinate all doors using 4-panel timber period doors - reclaimed if possible, or sympathetic modern versions. Finished in pale half-gloss paint. The door between Living area and kitchen to be hung opening into kitchen
Vehicle access and hard standing	No 4 is along the shared pedestrian access. Parking is in an off-road area at the approach to the Row. The parking spaces are not delineated but it is "assumed" that one space belongs to No 4	The proposed works will result in no change to parking arrangements
Lighting	Existing lighting is basic - 3 pendant fittings upstairs. two pendants downstairs in the main house with a strip light in the kitchen area and a further pendant in the shower room	Because of the limited height of ceilings downstairs, there is little flexibility available. Most likely the pendants and the strip light will be replaced with simple spot bars. Proper sealed fittings will go in the shower room and toilet. With greater height, period sympathetic and more decorative fittings can replace the two pendants in the bedroom.
Roof covering	Composition slate-equivalents to main roof. Felt to rear extension	No change proposed
Chimney	No Chimney	No change
Rainwater goods	modern plastic rainwater goods	no change proposed
Boundary treatments (e.g. fences, walls)	Existing fences/boundaries comprise timber fences, a brick and breeze-block boundary wall, a chainlink fence and a hedge.	No proposal to alter any aspect of fences and walls

Are you submitting additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Ref 4QR
4QR 01 Contents Page
4QR 02 Location Plan
4QR 03 Heritage Impact Statement
4QR 04 Elevations existing and proposed, floorplans existing and proposed, 3D views of proposed internal works on completion.

10. Materials

4QR 05 Detailed specification for sash windows, rear door, proposed boiler, and proposed kitchen
4QR 06 Selection of photographs of general area, external elevations of 4 Quay Row and internal views as at present.
4QR 07 Copy of Full Listing
4QR 08 Ecology Note.

11. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

12. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

13. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

14. Assessment of Flood Risk

Is the site within an area at risk of flooding? ☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

15. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

15. Biodiversity and Geological Conservation

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

16. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

17. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Use of property as a domestic home will not alter, so existing domestic waste collection arrangements with MTCBC expected to continue.

18. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

21. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

25. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

26. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

This is a small proposal which is not likely to have any effect upon neighbours. Nevertheless, conversations have been held with all residents of the listed Row - 5 Quay Row, 3 Quay Row, and 1/2 Quay Row. The neighbour to the rear in Abercanaid House has also been contacted. No issues have arisen in regard to the works going ahead.

27. 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

28. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Huw
Surname	Roberts
Reference	Planning Officer

28. Pre-application Advice

Date (Must be pre-application submission)

04/03/2020

Details of the pre-application advice received

Detailed advice on the plans we had submitted was forthcoming - in regard to the detail of the submission, and the inadvisability of proposing UPVC as a material for the windows. This aspect of the proposal has therefore been adjusted.

29. 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

30. Ownership Certificates

Certificate Of Ownership - Certificate A - Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☒ The applicant
☐ The agent

Title

First name

Surname

Declaration date

☒ Declaration made

31. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☒ The applicant ☐ The agent

Title

First name

Surname

Declaration Date

☒ Declaration made

32. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)

04/04/2021