

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012

LISTED BUILDING CONSENT

To: XL Property Ventures Ltd c/o DRY Architects F.a.o. Ms L Yates 48 Charlotte Street London W1T 2NS

WHEREAS you did on the 20th day of January 2020 make application in writing for listed building consent in respect of the works detailed below at: Capel Salem Kingdom Hall 20 New Castle Street Merthyr Tydfil CF47 0BH which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

XL Property Ventures Ltd
Mr N Forsyth
94 Tennyson Road
London
NW6 7SB

Description of Proposed Development

Variation of condition 2 of Listed Building Consent P/19/0140 to remove cupola on roof and replace with roof light on rear roof slope. Change of front door design and alterations to the front and side elevation window design (Removal of Condition)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning authority hereby **CONSENT** to the proposed development works being carried out in accordance with the plans submitted with the said Application, subject to compliance with the condition(s) (if any) specified below:

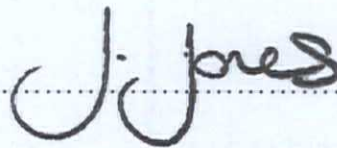
CONDITIONS

Please see attached

Date: 21st May 2020

(Head of Town Planning)

Signed:.....



CONDITIONS

- 1 The development shall be carried out in accordance with the following approved plans and documents:
 - Drawing No. 9433/05 Rev P2 - Demolition and Infill Plans (Received 09.07.2019)
 - Drawing No. 9433/06 Rev P3 - Existing and Proposed Front Elevations (Received 12.03.2020)
 - Drawing No. 9433/07 Rev P5 - Existing and Proposed Rear Elevations (Received 12.03.2020)
 - Drawing No. 9433/08 Rev P3 - Existing and Proposed Side Elevations (Received 12.03.2020)
 - Drawing No. 9433/09 Rev P1 - Existing and Proposed Section A-A (Received 28.05.2019)
 - Drawing No. 9433/10 Rev P2 - Existing and Proposed Sections B-B (Received 04.07.2019)
 - Drawing No. 9433/11 Rev P5 - Existing and Proposed Sections C-C & D-D (Received 12.03.2020)
 - Drawing No. 9433/12 Rev P3 - Proposed Ground and First Floor Plan (Received 09.07.2019)
 - Drawing No. 9433/13 Rev P5 - Window Details (Received 12.03.2020)
 - Drawing No. 9433/14 Rev P2 - Window Details (Received 12.03.2020)

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

INFORMATIVES

1. This permission shall be read in conjunction with the approved details and conditions of Listed Building Consent P/19/0140.

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to The National Assembly for Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The National Assembly for 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. The National Assembly for Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by The National Assembly for 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 development which has been or would be permitted, he/she may serve on the Council 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 Part VI of the Town and Country Planning 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 The National Assembly for 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 114 of the Town and Country Planning Act 1990.

N.B. INFORMATIVE

Building materials delivered to the site of application shall not be deposited nor stored on the highway unless the prior consent of this Authority's Engineering Manager has been obtained.