

DELEGATED REPORT

Application No:	P/22/0317
Site Address:	Pandy Farm Brecon Road Merthyr Tydfil CF47 8PA
Development:	Re-roofing of the south stables, coach house stables and coach house, to relay the slate roof, provide new ridge details, eaves boards and gutters. Insert conservation rooflights
Case Officer:	Huw Roberts
Site Visit:	12th December 2022
Application Expiry Date:	1st February 2023
Consultation reply date expired:	12th January 2023

APPLICATION SITE

This application relates to the south stables, coach house stables and coach house, Grade II Listed buildings. These are part of a complex of listed buildings which also includes a barn, Pandy farmhouse and the clock tower. The complex is located opposite the main entrance to Cyfarthfa Castle and abuts Brecon Road to the north, Cyfarthfa Road to the east and Pandy Close to the south and west. The south stables building is attached to the clock tower (to the north east), the coach house stables (to the rear/south) and the coach house (in its north western corner). The roofs consist of a patchwork of materials including slate, concrete tiles and corrugated sheeting. The south stables and coach house have clay ridge tiles whereas the coach house stable building has a lead ridge detail. The external walls are coursed rubble with an array of cambered openings.

It is clear that roofs are in need of urgent repair. The repairs previously undertaken were not sufficient to support the roof load and this has resulted in defects and failures which is enabling water ingress into the buildings. This is/has resulted in damage to the building fabric, including the roof structure, walls and internals.

PROPOSED DEVELOPMENT

The application seeks listed building consent to carry out the following:

- A series of repairs and strengthening elements are proposed to the existing roof structures to ensure that the timber trusses and purlins are sufficient to support the roof finishes. Areas of structure are to be replaced where the current structure is damaged or insufficient, these are to be replaced with trusses or ridge boards with detailing to match the existing details. Additional Purlins are to be provided between trusses to strengthen the roof in order to suit the proposed loadings.

- A palette of materials including Welsh slate tiles, clay ridge tiles, lead (Code 6) ridge details and flashings would be carefully used to create a consistency to the roof finish. Existing Welsh slate would be re-used where appropriate. Clay hogsback ridge tiles and lead roll top ridge details would replace the existing clay ridge tiles and metal flashings.
- The existing plastic guttering would be replaced with painted cast iron units.
- The central box gutter would be made of an extruded aluminium section, this would provide a suitable waterproof gutter system (with falls) that meets contemporary drainage standards. In this way the building fabric would not have to be amended to ensure a technically suitable solution. The central gutter is not visible from the buildings surroundings and would replace the existing folded metal sections currently present. Any associated visible flashings would be constructed of lead.
- The insertion of 12 (including 4 double) conservation roof lights on the non-visible roof slopes between the stable building and coach house stable building.
- The provision of 21 bat access slates (located on most roof slopes), a bat loft and 2 bird boxes.
- The provision of 3 lead rooftop vents.

The application is accompanied by a Heritage Impact Assessment (HIA) and Design, Access and Heritage Statement.

PLANNING HISTORY

There is no relevant history relating to this part of the property.

CONSULTATION

The Glamorgan Gwent Archaeological Trust:	No response.
Civic Trust for Wales:	No response.
The Victorian Society:	No response.
Royal Commission on the Ancient and Historical Monuments:	No response.
The Society for the Protection of Ancient Buildings:	No response.
Merthyr Tydfil Heritage Trust	No response.

PUBLICITY

In accordance with statutory publicity requirements, a press notice was published within the local paper on the 22nd December 2022 and site notices were displayed within the vicinity of the site on the 12th December 2022.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 16. – (1) Subject to the previous provision of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, they grant consent, may grant it subject to conditions.

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(3) Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.

Section 66. - (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

Welsh Office Circular 61/96: Planning the Historic Environment: Listed Buildings and Conservation Areas

Part 1 Paragraph 11 requires local planning authorities considering applications for works which affect listed buildings to have special regard to its character and setting.

National Planning Policy - Planning Policy Wales (Edition 11, February 2021)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states that ‘*For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.*’

Technical Advice Note 24: The Historic Environment (May 2017)

Paragraph 1.25 states ‘*The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.*’ Paragraph 1.28 explains that there will be cases where a proposal will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development’.

Local Policy - Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking

Policy CW1 - Historic Environment

PLANNING CONSIDERATIONS

The main issue to consider under this application relates to the effect of the works on the character and appearance of the listed buildings.

It is clear that urgent roof repairs are required to halt the further deterioration of the buildings. It is also obvious that unsympathetic alterations have been carried out to the roofs of the buildings. Notably, the introduction of concrete roof tiles, roll top metal ridge tiles, concrete ridge tiles, corrugated metal roof sheets and plastic rainwater goods. The alterations to the roof structures are causing defects and resulting in water ingress. This is not only adversely impacting on the roofs but also the supporting walls. The proposal would replace those areas of the structures which are damaged or insufficient (e.g. the replacement of damaged ridge boards and replacement of roof trusses where they are beyond repair). The provision of additional purlins would also strengthen the roof to accommodate the proposed loadings.

The flashings, eaves boards and rainwater goods would be replaced to match or enhance. For example, as pointed out in the Heritage Impact Statement, *'lead flashings are to be used to all visible locations to maintain the historic character, eaves boards are to be replaced with similar profiles and painted to match the existing finishes. Finally, the plastic gutters are to be replaced with a painted cast iron gutter and downpipe to ensure that the rainwater goods are in keeping with the character of the wider site'*. The roof would be covered with existing slates (and replacement natural slates) and the ridges would be finished with clay tiles or lead roll to mirror the current arrangement. As stated above, conservation roof lights would be provided on the non-visible roof slopes. Indeed, the double conservation roof lights would be provided on a roof slope which is currently covered with unsympathetic corrugated metal sheeting. The above would hugely improve the character and appearance of the listed buildings.

The introduction of bat slates (and a bat loft) is necessary following an assessment of the building and confirmation of bat presence. Although there are a number of bat slates proposed, their design is such that they would not have an adverse impact on the character or appearance of the listed buildings. Likewise, the roof vents, although a little more obvious, given their location, and smaller number, would be acceptable. These lead access slates and vents would weather over time and as such would be less noticeable on the roofs. This would be not significantly different to the lead flashings etc. The two bird boxes to the side of the stable building are also considered acceptable and given their scale and siting would have minimal impact on the listed building.

Given the above, it is considered that the proposed alterations would undoubtedly enhance the appearance of the listed buildings and ensure they are protected against further deterioration. As such the proposal accords with Policy CW1 of the LDP.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

1. The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

Reason - To comply with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- 179/0111/D - Existing and proposed roof plans
 - 179/0115/B - Proposed elevations 01
 - 179/0116/C - Proposed elevations 02
 - 179/0117/A - Existing and proposed sections
 - 179/0118/A - Proposed details 01
 - 179/0119 - Proposed details 02
 - 11239/102/P2 - Proposed South and Coach House Sections and Details
 - 11239/103/P1 - Coach House Roof Plan and Details
- 179_9011 Heritage Impact Assessment - Stables re-roofing, Pandy Farm (7th December 2022).

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

3. **Before work commences** samples and details of the following shall be submitted to and approved in writing by the Local Planning Authority:

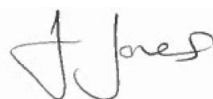
- (a) Replacement Welsh slate.
- (b) Rainwater goods (downpipes and gutters)
- (c) Ridge tiles

All works shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The roof lights shall not protrude above the level of the slates.

Reason - To ensure that the appearance of the roof lights are acceptable on the character of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Local Development Plan.



RECOMMENDATION ENDORSED

Director of Neighbourhood Services

DATE: 05/05/2023