

Planning (Listed Buildings and Conservation Areas) Act 1990

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

LISTED BUILDING CONSENT

To: Mr Kevin Jones c/o Neil Haddrill Rural Office Rural Office, Yr Egin, College Rd. Carmarthen
SA313EQ

WHEREAS you did on the 7th day of December 2022 make application in writing for listed building consent in respect of the works detailed below at: Pandy Farm Brecon Road Merthyr Tydfil CF47 8PA which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

Mr Kevin Jones
Pandy Farm Brecon Road
Merthyr Tydfil
CF47 8PA

Description of Proposed 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 (Listed Building Consent)

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

- 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.

Date: 15th June 2023

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

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 Planning & Environment Decisions 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 Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Planning & Environment Decisions 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. Planning & Environment Decisions 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 Planning & Environment Decisions 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.