

# DELEGATED REPORT

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| <b>Application No:</b>                  | <b>P/25/0308</b>                                                                                                                                                                                                                                                                       |
| <b>Site Address:</b>                    | <b>Joseph Parry Cottage<br/>4 Chapel Row<br/>Georgetown<br/>Merthyr Tydfil<br/>CF48 1BN</b>                                                                                                                                                                                            |
| <b>Development:</b>                     | <b>Installation of a ventilation system and refurbishment of Joseph Parry Cottage including, sand blast floor and ceiling, decorate the walls, new rear door, new accessible toilet, new vinyl floor, refurbish all windows including secondary glazing and new re-lay flag stones</b> |
| <b>Case Officer:</b>                    | <b>Kate Glover</b>                                                                                                                                                                                                                                                                     |
| <b>Site Visit:</b>                      | <b>3rd December 2025</b>                                                                                                                                                                                                                                                               |
| <b>Application Expiry Date:</b>         | <b>19th January 2026</b>                                                                                                                                                                                                                                                               |
| <b>Consultation reply date expired:</b> | <b>24th December 2025</b>                                                                                                                                                                                                                                                              |

## APPLICATION SITE

The application site relates to No. 4 Church Row, which is located towards the south-east end of a terrace of properties located in the area of Georgetown. No.s 1 to 5 Chapel Row are all listed (Grade II) terraced properties that were constructed around 1825 and are finished with a uniform rubble stone frontage with some rough dressings and slate roofs.

No. 4 Chapel Row is celebrated as the birthplace (in 1841) of the famous composer Joseph Parry. The building is known as the birthplace of Joseph Parry and is currently used as a museum in relation to Parry and Merthyr Tydfil's industrial past. The property retains significant elements of its original character, including the rubble frontage, four green-painted sash windows, and a centrally positioned timber door. The slate roof and brick chimney stacks are intact, and the forecourt is defined by a white-painted boundary wall with slate capping. Commemorative plaques to Joseph Parry and another for the Princes Trust are affixed to the façade, while modern interventions such as plastic drainage pipes and wiring are evident.

A single-storey rear modern extension, finished in white render and incorporating modern fenestration has been constructed and accommodates a kitchen, bathroom and office that also provides access to a rear paved patio and small garden enclosed by brick and stone walls.

Internally, the original ground floor rooms retain historic features, including the ground floor fireplaces, flagstone floor and wooden ceiling joists; at first floor the original floorboards

In respect to the setting of No.4, to the west of the site is a grassed area and reconstructed section of canal with ironwork of the relocated Rhydycar Iron Bridge (Scheduled Ancient Monument). To the north are the remains of the Octagonal Chapel which opened in 1805 and was later converted to a storehouse by 1836, and the remains of the Chapel is still clearly prominent to the north, adjoining 1 Chapel Row.

No letters of objection were received following this publicity exercise.

## RELEVANT LEGISLATION, PLANNING POLICIES AND GUIDANCE

### Planning (Listed Buildings and Conservation Areas) Act 1990:

Paragraph 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, if 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 as far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.”*

Paragraph 17. – (1) *“Without prejudice to the generality of section 16(1), the conditions subject to which listed building consent may be granted may include conditions with respect to-*

- a) the preservation of particular features of the building, either as part of it or after severance from it.*
- b) the making good, after the works are completed, of any damage caused to the building by the works.*
- c) the reconstruction of the building or any part of it following the execution of any works, with the use of original materials as far as practicable and with such alterations of the interior of the building as may be specified in the conditions.*

*(2) A condition may also be imposed requiring specified details of the works (whether or not set out in the application) to be approved subsequently by the local planning authority or, in the case of consent granted by Secretary of State, specifying whether such details are to be approved by the local planning authority or by him.”*

### Historic Environment (Wales) Act 2023 (HEWA 2023).

Section 96(2) of the HEWA 2023 states:

*“In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—*

- a) the listed building to which the application relates,*
- b) the setting of the building, and*
- c) any features of special architectural or historic interest the building possesses.”*

### Town and Country Planning Act 1990 (TCPA 1990)

Section 314A(1) of the TCPA 1990 states:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the Welsh Ministers or a local planning authority in Wales must have special regard to the desirability of preserving—*

- a) the listed building,*
- b) the setting of the building, or*
- c) any features of special architectural or historic interest the building possesses.”*

The Barnwell Manor Wind Energy Ltd Court of Appeal judgment in 2014 contains important findings which have direct implications for casework where a listed building or its setting is affected or where it involves a building or other land in a conservation area. It held that despite the slight difference in wording, the nature of the duty in relation to listed buildings and conservation areas is the same and that a decision-maker, having found harm to a heritage asset, must give that harm “*considerable importance and weight*”.

#### The Future Wales – the National Plan 2040

This document 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 Policy Wales (Edition 12, February 2024) (PPW)

PPW sets out Welsh Government’s requirements on matters relevant to this application:

Paragraph 6.1.6 seeks to “*safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved....*”

Paragraph 6.1.7 states: “*It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage.*”

Paragraphs 6.1.10 and 6.1.11 state: “*There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses*” and “*the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building’s survival or provide it with a sound economic future.*”

#### Welsh Government Technical Advice Note 24: The Historic Environment

Paragraph 5.9 requires that “*When considering any application for listed building consent, the local planning authority or the Welsh Ministers must 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.*”

Paragraph 5.13 states that: *“When determining a listed building consent application, the local planning authority should consider the following issues:*

- The importance and grade of the building and its intrinsic architectural or historic interest.*
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building’s inclusion on the list.*
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- The impact of the proposed works on the significance of the building.*
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area’s economy or the enhancement of its local environment”*

#### Managing Change to Listed Buildings in Wales: Practical Guidance for Owners, Advisers and Planning Authorities (May 2017)

The above document is published by Cadw and is intended to complement PPW and TAN24 and aims to guide owners, advisers, and planning authorities in Wales on how to responsibly manage change to listed buildings.

This guidance advises that LPA’s in determining proposed changes to listed building area advised of key steps which include:

- Understand: Thoroughly assess the building’s significance—its setting, form, materials, detail, interior, condition, and performance.
- Minimise loss: Protect historic form, fabric, and details wherever possible.

The guidance addresses a wide array of interventions, including:

- routine maintenance and repair
- periodic renewal and restoration
- new construction, alteration, and demolition
- changes in use
- energy-efficiency improvements
- accessibility enhancements
- cleaning, documentation, and recording

#### Local Planning Policy

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- Policy SW11: Sustainable Design and Placemaking
- Policy CW1: Historic Environment
- Policy EnW1: Nature Conservation and Ecosystem Resilience
- Policy EcW7: Tourism, Leisure and Recreation Development

The following supplementary planning guidance (SPG) is also applicable:

- SPG4 – Sustainable Design
- SPG5 – Nature and Development

## PLANNING CONSIDERATIONS

The key determining factors in the consideration of this application for Listed Building Consent are that the proposed development meets the requirements of the legislation mentioned above, which sets two questions: -

1. Would the development affect the historic asset or its setting (and, if so, in what way and to what extent)? and,
2. Would the identified effect preserve (or enhance) the historic asset, in the context of the statutory duty to have special regard to the desirability of preserving it?

Other key issues to consider under the assessment of this application relate to the principal of development and ecology is also an important consideration.

### Principal of Development

The application site is located within settlement limits as defined by the Merthyr Tydfil Replacement Local Development Plan. The proposed works would be carried out in an established building, as such it can be deemed acceptable subject to it satisfying the other policy related requirements and these are dealt with below.

### Impact on Listed Building and Surrounding Area

No 4 Chapel Row is a key element in the history and development of Merthyr Tydfil and offers historic and cultural value. The existing property is an important building in the history of Chapel Row, since its listed status is also recognised for its group value. Whilst some alterations have been made to the property overtime, including a rear modern extension, it nevertheless retains a uniform character and appearance with the other properties.

This application for listed building consent is accompanied by a Heritage Impact Assessment (HIA) that provides an assessment of the historic value of the property and sets out the objectives of the project and explains why the proposed changes are both necessary and desirable. The document refers to those matters addressed above in terms of understanding the heritage of both buildings and sets out a statement of significance and explanation of the proposals for both. Importantly, the document also offers an assessment of the impact of the proposals, in terms of context and setting, the exterior, the interior and on the impact of the proposals on the heritage values as discussed above.

In summary, the HIA finds No. 4 Chapel Row to have high heritage value, reflecting its evidential, aesthetic, communal, and historic significance, as well as its group value within Chapel Row. This importance stems from its visual character, physical fabric, and setting, further enhanced by its role as one of the last domestic buildings linked to the Cyfarthfa Ironworks and its association with Joseph Parry.

The scope of the proposed works, as outlined above, will impact several elements of the building and its setting. These include the historic fabric, where penetrations to walls, ceilings, and the roof will be required to accommodate new heating and ventilation systems, ductwork, grilles, and associated services. Additionally, changes will affect the roofscape and rear elevation through the insertion of slate ventilators and alterations to the rear wall fabric.

It is noted that the HIA advises that the building currently suffers from poor thermal performance and inadequate environmental control, which in turn adversely affects staff working conditions, visitor comfort and, furthermore, the conservation of the building fabric and museum displays.

It is accepted that without intervention, fluctuating temperatures and humidity levels would increase the risk of deterioration to historic materials and limit the building's effective use as a public museum. Therefore, although the building is listed, works which are sensitively undertaken will give longevity to the listed building. As such the proposed heating and ventilation system are necessary to address these deficiencies. However, the appearance of the system and its installation must be carried out in a sensitive and proportionate manner.

The other refurbishment works involving sandblasting floors, walls and ceilings for redecoration and removal of the woodchip wallpaper on the first-floor walls and ceiling is welcome if carried out with care. Replacing the gates on the stairwell are important in preserving the integrity of the cottage and safety of visitors. The refurbishment of the windows will result in loss of some material but overall, the replacement of existing damaged timbers will help to retain these historic elements and preserve the character and appearance of the building. The use of secondary glazing will assist in reducing heat loss from the new ventilation system.

The new vinyl floor proposed in the modern rear extension will provide a visual distinction between the new addition and the historic building. There are no concerns regarding the proposed new rear door, but the replacement should reflect the age of the modern extension rather than use a door which would be appropriate for the age of the original building. The removal of the white painted render used on the modern extension is noted, and care will need to be taken to ensure the extension appears distinct from the historic part of the building. Repointing at the rear of the property is often a necessary repair.

The proposed scheme of works and refurbishment has been designed to minimise physical intervention, avoid key areas of significance and concentrate changes in secondary spaces, concealed locations and areas of modern fabric. Where historic fabric is affected, impacts are localised, reversible where possible and comparable to existing modern interventions.

In terms of evidential value, the impact will be limited, as the works (such as service penetrations and fixings) involve minor and localised interventions to the historic fabric, which are largely comparable to existing modern additions. These interventions are reversible and avoid the principal areas of significance, particularly the primary façade and key historic spaces. As such, there will be limited harm to the historical value of the building, as the proposals do not affect the building's form, plan, or its strong associative significance as the birthplace of Joseph Parry. The building's ability to convey its historical and cultural associations will be fully retained.

The impact on aesthetic value will be mixed but overall neutral. While some modern fixtures will be introduced internally and discreetly to the roof and rear elevation, these will be visually unobtrusive and confined to secondary elevations or concealed locations. The associated refurbishment works will improve the building's condition and presentation, enhancing legibility and appreciation of historic features.

Finally, the proposals are expected to have a positive effect on communal value, as improved environmental conditions will support the building's continued use as a museum, enhancing visitor comfort, accessibility and long-term sustainability. The proposals are also considered to preserve the special architectural and historic interest of the listed building and support its ongoing viable use, in accordance with national and local heritage policy. The proposed works would therefore not be considered to harm the special architectural features or character of the listed building for which it is recognised. Instead, these works are considered to preserve and enhance its historic appearance, as well as positively contributing to the character and appearance of the wider area. As such, the proposed development would be considered acceptable and would comply with LDP Policies SW11, CW1 and EcW7.

### Ecology

The Council's Ecologist notes the submission of 'Bat Activity Survey, Issue 1VA' by BE Ecological Ltd, dated October 2025. The Council's Ecologist (Ecologist) is satisfied with the survey methodology and notes that no bats nor nesting birds were observed using the property during the survey effort. The Bat Activity Survey also advises that there is always the possibility that bats can roost or hibernate in the property.

The Ecologist has not objected to the proposal and suggests that the bat and bird boxes proposed in the Bat Activity Survey are incorporated into the architectural drawings. The building is modest in size and appearance, and the addition of these features would be particularly visible in this instance. Further to this, the proposed works do not impact on ecology and an alternative form biodiversity enhancement would be more appropriate in this instance. Other ecological enhancements can be controlled by condition, thus providing additional habitats in the local area, and therefore contribute to the wider green infrastructure objectives. Information can be attached to any consent to inform the applicant of their responsibility when undertaking works in relation to European Protected Species and birds. Accordingly, the proposal would meet the requirements of Policy EnW1 of the LDP.

### CONCLUSION

The proposed works, for the reasons discussed above, are necessary works to the Grade II Listed Building, which would not detrimentally affect the historic asset of its setting whilst preserving the special interest and architectural merit of the building.

In respect of ecological, there is unlikely any detriment to protected species or biodiversity and enhancements can be secured.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been

considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly, the following recommendation is made:

**RECOMMENDATION:**     **LISTED BUILDING CONSENT BE GRANTED** 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 works shall be carried out in accordance with the following approved plans and documents.

Drawing Title: Proposed Plans, Drawing No: A04, Received on 24 November 2025  
Drawing Title: Proposed Elevations, Drawing No: A03, Rev A, Received on 24 November 2025

Drawing Title: Ventilation and Heating Layout, Drawing No: 2425.015-SAB-00-DR-M-001, Rev P01, Received on 24 November 2025

Heritage Impact Statement. No.4 Chapel Row, Merthyr Tydfil, Report No. 2433, Version 1, Received on 24 November 2025

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

3. **Prior to any works related to the installation of the Mechanical Ventilation with Heat Recovery unit**, a detailed method statement shall be submitted to and approved in writing by the local planning authority. The method statement will include a detailed schedule of works setting out the following matters:

- Methods for any drilling, cutting, or otherwise penetration of the building's historic fabric (including walls, roofs and ceilings)
- How direct damage to historic fabric (including walls, roofs and ceilings) will be minimised
- How all historic fabric (including floors, walls, roofs and ceilings) will be protected during installation
- How the apparatus associated with the Mechanical Ventilation with Heat Recovery unit can be installed in a reversible manner, allowing for future removal without permanent damage to the building's historic fabric

The works shall be carried out in accordance with the approved details.

**Reason** - To protect the special architectural and historic interest of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to any refurbishment works related to the wooden windows or doors** a detailed method statement shall be submitted to and approved in writing by the local planning authority. The method statement shall include:
- Photographic record of the existing condition of each window.
  - Assessment of repair versus replacement for each component.
  - Proposed techniques for timber repair (e.g., splicing, resin repairs).
  - Details of any replacement timber species and profiles.
  - Treatment for decay and proposed finishes.

The works shall be carried out in accordance with the approved details.

**Reason** - To protect the special architectural and historic interest of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **Prior to their installation**, full details and methods of installation of all new fixtures and fittings, secondary glazing and the new rear external door and any joinery not associated with condition 4 above, shall be submitted to and approved in writing by, the local planning authority. The works shall be carried out in accordance with the approved details.

**Reason** - To protect the special architectural and historic interest of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **No repointing shall be carried out** until details of the proposed mortar mix (including binder type, aggregate, colour, texture and joint profile) and a sample panel have been submitted to and approved in writing by the local planning authority. All racking out and pointing shall thereafter be carried out by hand (no machinery) and in accordance with the approved panel.

**Reason** - To preserve the special interest of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. **Other than the requirements of conditions 4 (windows and doors) and 6 (external repointing)**, all other internal and external repair and refurbishment works shall use materials and finishes that match the existing historic fabric in type, colour, texture and profile. During works, all historic floors, walls, staircases, fireplaces and other significant features shall be protected from damage.

**Reason** - To protect the special architectural and historic interest of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. Any previously concealed historic fabric revealed during the works shall be recorded photographically and reported to the local planning authority, with proposals for its retention and treatment agreed before further works proceed.

**Reason** - To protect the special architectural and historic interest of the listed building in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. **Before works commence on site** a scheme for biodiversity enhancement (native species shrubs or flowers), including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. The approved biodiversity enhancement shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

**Reason** - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

## INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

**RECOMMENDATION ENDORSED**



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**Director of Neighbourhood Services**

**DATE: 09.01.2026**