

DELEGATED REPORT

Application No:	P/23/0185
Site Address:	69 High Street Merthyr Tydfil CF47 8AD
Development:	Replacement of internal lighting to new LED energy efficient lighting
Case Officer:	Nia Chard
Application Expiry Date:	25th September 2023
Consultation reply date expired:	24th August 2023

APPLICATION SITE

This application relates to 69 High Street, which is a rectangular-shaped corner site located at the junction of Church Street and High Street opposite St David's Church. The site contains a Grade II Listed Building occupied by Lloyds Bank and is located within Merthyr Tydfil Town Centre Conservation Area.

The building contains a classical 1920s bank frontage on both street-facing elevations. It is formed of a 9 bay pilastered entrance frontage with cornice details. The non-street-facing elevations of the building contain a number of rendered extensions.

PROPOSED DEVELOPMENT

This application seeks listed building consent to upgrade the internal lighting to the building, so it is fit for purpose. The proposed works are to provide new LED internal lighting as part of the Lloyds Banking Group Limited energy production programme (zero carbon). There are no external works proposed to the building.

The existing lighting will be replaced with the new LED Lighting, with the existing apparatus and wiring being utilised. The scale, design and layout of the proposed works are illustrated in full on the submitted drawings.

A Heritage Impact Assessment has also been submitted in support of the application which assesses the level of works proposed, their impacts and any proposed mitigation required.

CONSULTATION

The following consultations were carried out:

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.
Historic Park and Garden	No response.
Merthyr Tydfil Heritage Trust	No response.

PUBLICITY

A site notice was displayed within the vicinity of the site and letters were sent to the adjoining properties. 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)

- *Section 5.13 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.*

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

This application relates to works proposed in Lloyds Bank, a Grade II listed building. The main issues to consider under this application relate to the effect of the proposed works

upon the listed building and any features of special architectural or historic interest that it possesses.

In summary the works will comprise internal lighting upgrade to remove the current Tungsten and fluorescent lighting out of the property and replace with modern energy efficient LED lighting. The proposed works will result in no adverse effects to the building's significance, due to no additional wiring being required as the existing cabling will be utilised. As such, it is considered that there will be no adverse effects. The scheme will, overall, result in the preservation of the listed building's features of special architectural and historic interest.

The works will result in the building retaining its historic appearance, with no loss of evidential value. The works will retain all of the original front exterior of the building. The scheme will also support the sustainable use of the building. The works would not materially harm the values of the asset and add value through the general approach to refurbishment and repair. The historic fabric and integrity of the building will be maintained and the works will not affect the character and appearance of the listed building and will allow the building to continue in a good state of repair.

CONCLUSION

The proposed works, for the reasons discussed above, are necessary works to the Grade II Listed Building, which could be carried out whilst preserving the special interest and architectural merit of the building.

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: 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:

Proposed LED lighting Plan, Received 31.7.2023
Submitted Photographs, Received 31.7.2023
Site Location Plan, Received 31.7.2023

Heritage Impact Statement, Received 31.7.2023
LGB Data Sheet, Received 31.7.2023
Methodology of Works, Received 31.7.2023
Lighting detail - RC132V 911401878580, Received 31.7.2023
Lighting detail - BN126C 911401897380, Received 31.7.2023
Lighting detail - WT120C G2 LED40S/840 PSU L1200, Received 31.7.2023

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

RECOMMENDATION ENDORSED




Director of Neighbourhood Services

DATE: 14.09.2023