

DELEGATED REPORT

Application No:	P/23/0228
Site Address:	Blaen-y-Garth Farm Blaen-y-garth Access Road Pant Merthyr Tydfil CF48 2UY
Development:	Variation of condition 1 of Listed Building Consent P/16/0095 to extend the time period for the commencement of development (a further 5 years)
Case Officer:	Gareth Davies
Site Visit:	
Application Expiry Date:	26th May 2025
Consultation reply date expired:	4th June 2026

APPLICATION SITE

This is an application made under Section 99 of The Historic Environment (Wales) Act 2023, to vary condition 1 of Listed Building Consent P/16/0095 to allow a further five years for the commencement of development, this application having been originally submitted in October 2023 before the expiry of the original Listed Building Consent.

This application relates to a Grade II listed farmhouse (Blaen Y Garth), being a small single storey building that dates back from mid to late 19th Century. The listing indicates the farmhouse was probably rebuilt on an older site that formed part of the larger Castle Farm, formerly owned by the Plymouth Estate.

The farmhouse was last used for residential purposes and appears to have been vacant for a number of years. Since then, the slate and lead on the roof have been removed exposing the interior of the building to the elements. This has resulted in the building falling into considerable disrepair with significant damage occurring to both the internal and external fabric of the building.

The farmhouse was described in detail at the time of the original application ten years ago, however, in the intervening years there has been continued deterioration due to the lack of maintenance, with roofs completely removed and some minor demolitions having taken place. Original materials have been retained on site for re use in the repair and restoration of the buildings.

Setting of Blaen Y Garth Farmhouse

The farmhouse is situated in the open countryside in the northern part of the County Borough, located approximately 137m north-east of the Brecon Mountain Railway and 0.5km to the north-west of the main residential area of Pant. The site is also situated approximately 1.3km to the south of the Brecon Beacons National Park.

Within the immediate surroundings there is a former cattle barn adjacent (north) to the farmhouse, which is now mainly used for storage. There are also a number of dry-stone boundary walls that form part of the former farmstead. Although the elevations of the barn are in a fair condition, the rest of the building is falling into disrepair due to the loss of its slate roof. The dry-stone walls are generally in a poor condition with some sections having collapsed over time.

In the wider context the farmhouse is generally surrounded by a number of open fields, which are defined by either stone boundary walls or post and wire fences. A number of trees and hedgerows are also sporadically located along the field boundaries with a woodland area located approximately 60m to the north-west of the farmhouse.

Exterior features

The total loss of the slate roof covering on the farmhouse has resulted in damage to the trusses, damage along the top of the walls with some plant growth occurring and damage to the chimneys at either end of the roof. The lime-wash render on the elevations has cracked and is peeling in places, exposing the stone walls and brickwork detailing. This has allowed water ingress, which in turn has loosened the mortar in some areas and enabled the presence of moss growth.

The listing indicates the building originally has 12-pane sash windows with some including horns. However, these have all been replaced with modern upvc windows, which have since been vandalised with all the glazing having been smashed. The original stone windowsills and cambered-headed windows and doorways appear to remain in a fair condition.

The eastern (rear) elevation the building originally incorporated a small, pitched canopy with a slate roof above the rear entrance to the farmhouse. This feature has been removed with remnants of the timber supports remaining. On the western (front) elevation there is a porch with a pitched roof, which appears to be a later addition to the farmhouse and includes a modern upvc front door. Its slate roof has been removed and the glazing on the front door has now been broken. The original front doorway with a top-light above leading into the property from the porch also remains.

On the right-hand side of the rear elevation is a lean-to structure with a separate external access. The roof above this structure has been totally lost and parts of the supporting stone walls appear to be unstable in places. A timber header remains above the doorway into the lean-to, but the door itself has been removed. Although an original small single pane window remains on one side of the lean-to, its timber frame has been damaged and is rotting. On the left-hand side of the rear elevation is a smaller lean-to structure, which was possibly used as a small store area. The roof above this structure has been totally lost along with any doorways.

Interior features

The internal layout of the farmhouse is split into 5 separate rooms, comprising a living room on the southern side, a central kitchen area with pantry and two rooms at the northern side that were likely used as bedrooms. The front entrance to the farmhouse leads straight into the living area from the porch and the access to the rear garden area is from the kitchen.

The ceilings in all the rooms have collapsed due to water ingress with some timber slats remaining. The majority of the plaster on the walls has blown, exposing the internal walls, which has revealed that the internal walls have been constructed using a timber frame with brickwork infill and a layer of black mortar with a plaster finish. The floor in most of the rooms appears to have been covered with carpet, which is likely a modern furnish. Due to the extensive debris on the floors within the rooms, it is unclear if there is any original flooring remaining e.g. flag stones which may have originally been used and then covered up.

Notwithstanding the considerable deterioration to the internal fabric of the farmhouse, there are a number of remaining features that contribute to the significance of the listed building:

- Within the living room is an open range which is built into the wall with a modern surround that has become detached from the wall.
- To either side of the fireplace are recessed cupboards/display cabinets, which have been severely damaged.
- There is a modest open fireplace in one of the bedrooms that was previously covered up and has been revealed as a result of the deterioration of the walls.
- In the pantry is the original cold slab, being a stone plinth supported underneath by three brickwork columns with timber shelves above.
- The original internal brace doors with latches serving each room remain in a fair condition, as well as a timber front door that leads into the front porch.
- Within the rear (right hand side) annexe there is what appears to be a fireplace/stove located in the corner of the room.

It is evident that the building has in part been modernised with the provision of surface mounted electrical points. However, the heating of the property appears to have relied on the use of the open fireplaces. Additionally, there is no toilet facility in the farmhouse, with an outside toilet building located to the south of the farmhouse.

The reason for the designation of the listed building was due to it being a rare surviving single storey farmhouse of definite quality and character. Given the relatively isolated location of the vacant building, this has led to considerable vandalism. Consequently, the building has now fallen into significant disrepair and is at risk of its special qualities being entirely lost.

PROPOSED DEVELOPMENT

As the application seeks to vary a time limiting condition of the original permission under Section 99 of the Act the current proposal effectively seeks its renewal.

Listed Building Consent is sought for the restoration of the external and internal fabric of the farmhouse to enable the building to be brought back into beneficial use. It is intended that the farmhouse would be used as an office and shop to serve the wider holiday park development. The principle of the development is to retain the original features of the building and where possible to carry out any appropriate repairs/restoration works.

The proposed works to the exterior of the building would involve the following:

- Remove the existing render on the external elevations and apply a new lime wash to reflect the original finish of the farmhouse.
- All rotten roof timbers to be stripped away and replaced with a new roof of a similar construction with a natural slate roof covering.
- The existing upvc windows would be removed and replaced with timber framed sashed (12 pane) windows constructed from oak to reflect the original windows.
- The dilapidated rear annexe structures would be restored, involving the restoration of the stone/brick walls and the provision of new slate roofs.
- The provision of a new timber canopy over the rear doorway to reflect the original feature.
- The removal of the modern porch on the front elevation and the provision of a semi-enclosed timber canopy to be of a similar design to the rear canopy.
- The drystone walls abutting and surrounding the farmhouse would be restored.

The proposed works to the interior of the building would involve the following:

- All internal walls to be stripped of defective render/plaster and repointed using lime/mortar. A new lime plaster would be applied to the walls in 3 coats, comprising a base coat, scratch coat containing horsehair and a skim/smooth coat to finish.
- The modern flooring is to be removed and replaced with locally sourced flag stones throughout.
- All electrical wiring and goods to be surface mounted in galvanised tubing and junction boxes.

PLANNING HISTORY

P/23/0229 - Full planning permission is sought for the creation of tourist holiday park comprising 57 camping and caravan pitches. The restoration and change of use of the farmhouse to accommodate an office, storerooms and shop. Conversion and extension to existing barn to provide tourist information area and cafe. Erection of two amenity buildings and construction of a new vehicular access road, landscaping and associated infrastructure works – not yet determined

P/16/0095 – Listed Building Consent for the conversion of Blaen-Y-Garth Farmhouse, including internal and external restoration works, to accommodate an office, storeroom and shop, as part of a tourist holiday park development. The conversion of existing barn, including the demolition of a side annexe with associated internal and external works, to provide a tourist information area and cafe – Approved 3rd October 2018

P/16/0094 - Full planning permission is sought for the creation of tourist holiday park comprising 57 camping and caravan pitches. The restoration and change of use of the farmhouse to accommodate an office, storerooms and shop. Conversion and extension to existing barn to provide tourist information area and cafe. Erection of two amenity

buildings and construction of a new vehicular access road,
landscaping and associated infrastructure works – Approved 4th
October 2019

CONSULTATION

Heneb – No objection

Cadw – No objection

BBNP – No comment

Rhondda Cynon Taf – No objection

Civic Trust for Wales – No response received

Royal Commission on the Ancient & Historic Monuments of Wales – No response received

Society for the Protection of Ancient Buildings – No response received

Merthyr Tydfil Heritage Trust – No response received

The Victorian Society – No response received

Campaign for the Protection of Rural Wales – No response received

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, six site notices were displayed within the vicinity of the site, a letter was sent to a neighbouring property (Garth Farm) in October 2023. No observations or objections were received as a result of this exercise.

Following the submission of additional details and the change of agent a further round of public consultation was undertaken in May 2026 and again no comments or observations were received.

POLICY CONTEXT

Section 314A(1) of the TCPA 1990

“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.”

Section 160(1) of the HEWA 2023

“In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area.”

Planning Policy Wales 12

Paragraph 6.1.6 The Welsh Government’s specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; 101 preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

Paragraph 6.1.7 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.

Paragraph 6.1.10 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.

Paragraph 6.1.11 For listed buildings, 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 in order to secure a building’s survival or provide it with a sound economic future¹

Welsh Government Technical Advice Note 24: The Historic Environment

Paragraph 5.9 requires that any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed Building Consent...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 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.

The Merthyr Tydfil Replacement Local Development Plan

The relevant LDP Objectives are: -

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.

The following development plan policies would apply: -

- Policy SW4: Settlement Boundaries
- Policy SW9: Planning Obligations
- Policy SW11 Sustainable Design and Placemaking
- Policy SW12: Improving the Transport Network
- Policy CW1: Historic Environment.
- Policy EnW1: Nature Conservation & Ecosystem Resilience
- Policy EnW4: Environmental Protection.

The following supplementary planning guidance is also applicable: -

Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013)

PLANNING CONSIDERATIONS

This is an application made under Section 99 of the Historic Environment (Wales) Act 2023. Regarding such applications Section 99(4) advises “*On an application under this section the planning authority or the Welsh Ministers may, in addition to varying or removing the conditions of the consent, impose new conditions that are consequential on the variation or removal*”. The application seeks only to vary condition 1 of the original planning permission to allow further time for the commencement of development.

Given the above it is appropriate to consider the initial evaluation of these proposals and establish if there have been any substantive changes in circumstances that would require a change to the recommendation or alteration to the conditions previously imposed.

Need for the development

The listed farmhouse has been vacant for a number of years and has been subjected to vandalism, and other works involving the removal of the slate roof, broken windows and damage to the rear canopy. This has led to severe water ingress and the exposure of the building to the elements. The farmhouse is now in a considerably dilapidated condition and is quite evidently a building at risk to further deterioration. It is noted that since the submission of the application, the interior of the building has suffered further damage following the collapse of the ceilings in each of the rooms.

Whilst the continued use of the farmhouse for residential purposes would have been desirable, a number of contributing factors have likely resulted in its decline. The building currently falls short of modern facilities typically expected today i.e. no indoor toilet area or heating system (other than the use of the open fireplaces). Additionally, the farmhouse is in a somewhat isolated location and there is no longer any associated agricultural activity at the premise.

The wider proposal for a holiday park, which is being considered under a separate planning application P/23/0229, provides an opportunity for the restoration of the farmhouse, which would significantly benefit the historic asset. There is a significant need for the development to enable the building to be brought back into beneficial use and prevent the fabric of the building from deteriorating further. The renovation and occupation of the building would also help secure its long-term survival and future maintenance. The farmhouse is in urgent need of a viable long-term future and its adaptation to support the holiday park is justified as a means of rescuing the building.

Impact on the exterior of the listed building

A Heritage Statement and Heritage Assessment were submitted in support of the original application, which considered the condition of the farmhouse and set out the principles for its restoration. As part of the current submission an update to the Heritage Statement has been provided. It is clear that the exterior of the building has significantly deteriorated, both in terms of its overall condition and the loss of features that contributed to its special qualities. The white-washed elevations and brick gable chimney stacks, which are visibly deteriorating, appear to be the only remaining original external features of the farmhouse, following the loss of its roof, the rear canopy and the timber doors and sash windows. The original Heritage Assessment acknowledged that whilst the domestic character is clearly

recognisable, it can hardly be described as a rare surviving single storey farmhouse of finite quality and character. The poor condition of the building clearly detracted from its historic interest. The Heritage Assessment also noted that rather than representing an interesting example of a 19th Century vernacular architecture, the building is an illustration of modern social changes that render small rural households unviable, leading to their abandonment and disrepair.

The significance of the listed farmhouse is considered in the original Heritage Assessment to be derived from its physical fabric, holding evidential and historic values. In this respect the dilapidated condition of the building severely affects the heritage value contributing to its significance, in particular the aesthetic value. The Heritage Assessment also pointed out that the building forms part of a farmstead and as such, the farmyard, barn, surrounding structures and fields provide an important setting, which contributes to the significance of the historic asset. However, the adjacent barn and surrounding structures have suffered a similar fate as the farmhouse and have become derelict, further diminishing their contribution.

The original Heritage Statement set out the intention to restore the building to its former condition and wherever possible use traditional materials and construction techniques. The provision of a new slate roof, the reinstatement of timber doors and sash windows, together with the restoration of the whitewashed elevations, would substantially improve the character and appearance of the farmhouse, complementing the surviving features of the building. The appreciation and interpretation of the listed building would be preserved and overall enhanced. Notwithstanding this, further details are required by condition in respect of the proposed material finishes and methods of restorative works to ensure the development achieves a high quality and enhances the farmhouse.

It is accepted that the wider holiday park will have some impact on the setting of the listed building by the very nature of introducing development within the surrounding fields. However, the restoration works to the adjacent barn (with a modern extension) and the restoration of the stone boundary walls surrounding the listed building would overall enhance the group value of these heritage assets, which contribute to the significance of the farmhouse.

The updated Heritage Assessment offers an update on the condition and level of survival of the buildings within the site and references, loss of the roof, collapse of the lean to, loss of whitewash and render, and the gradual collapse of the perimeter wall. The report discusses each of these and the significance of them in some detail, comparing 2015 findings with the current situation, whilst also acknowledging that the proposals otherwise remain unaltered. The assessment also offers an update on policy requirements and the implications of that for the proposals. The report update indicates that “there are no changes to the historic environment baseline which materially alter the conclusions of the 2015 report.” Furthermore, it acknowledges the additional deterioration of the structures and that the proposals capacity to secure the re use of these buildings in a form that will allow the continued appreciation of their historic worth. Changes to policy and legislation over the last ten years do not impact the original conclusions and the proposals remain otherwise unaltered underlining the acceptability of the proposals.

Impact on the interior of the listed building

The submitted plans indicate that the original internal layout of the farmhouse would remain as existing and that there would be no sub-division of the rooms or removal of any

of the internal walls. Following the loss of the roof and ceilings, the interior fabric of the building has sustained considerable damage. A significant amount of the plaster/mortar has come away from the walls exposing the underlying stonework and brickwork a process of deterioration that has worsened over time. In this regard, the exposure of the brickwork walls to the elements is likely to be subjected to further deterioration, particularly as they incorporate a timber frame support system should development not progress.

The original Heritage Statement set out that the internal arrangement and any existing features, which are salvageable, would be retained, restored and re-used as part of the renovation process, this remains the approach now. The original statement identified the range in the living room, an internal ledge (cold stone) and brace doors as the remaining internal features of the farmhouse. In addition to those features, it is considered that the shelves above the cold stone (within the pantry) are of some significance to the historical use of the farmhouse, together with the cupboards/display cabinets located in recesses to either side of the range in the living room. However, given the level of deterioration in these rooms, the original report suggested the condition of these features required further investigation, as they may well be beyond any reasonable repair. These features have now largely been lost, though the original assessments referencing and recording of them means that they can be reincorporated into the restoration of the building for the most part.

To accommodate the new office/shop use, it is proposed that a toilet would be provided in the farmhouse. Given that the building does not currently make provision for such facilities, the installation of a new foul drainage system would be required. This would likely involve some damage to the exterior wall and/or floor in order to connect the waste pipes to an external system i.e. sewer mains or septic tank. Furthermore, it is proposed that other fixtures would be required, such as surface mounted electrical points. The implementation of these fixtures is deemed to be necessary to enable the alternative use of the farmhouse to meet the basic modern requirements. Details of such fixtures should be secured by condition to ensure they are sensitively introduced.

The restoration of the farmhouse interior, which includes a new roof, new ceilings, the provision of lime plaster on the walls and the restoration of key features of greatest significance would considerably improve the current condition of the building. It would also ensure the survival of key features that contribute to the value of the historic asset. However, further details are required in the form of a method statement, which reviews the condition of the interior and sets out a schedule of works the method for its restoration.

CONCLUSIONS

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.

There is an urgent need, which is now more pressing than it was ten years ago for the restoration of the building to ensure the remaining features of the historic asset are protected from further deterioration. Overall, the proposal would enable the restoration and reinstatement of key features of particular significance that enhances the character,

appreciation and interpretation of the historic asset which is currently at risk. Additionally, the new use of the building as part of a wider holiday park development would help to secure the survival and future maintenance of the farmhouse in the public interest. For the above reasons, the proposal is considered to comply with the Historic Environment (Wales) Act 2023 and will conserve the special interest and architectural/historical merit of the building. The proposal also complies with PPW 12 and policy CW1 of the Merthyr Tydfil Replacement Local Development Plan. Accordingly, the following recommendation is made:

RECOMMENDATION: **LISTED BUILDING CONSENT BE GRANTED** subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

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 98(1) of the Historic Environment (Wales) Act 2023.

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

Drawing No. 04b - Cafe & Visitor Information centre, received 10.02.2018
Drawing No. 04d - Farmhouse as Proposed, received 30.04.2018
Drawing No. 04e - Mobile Home, received 30.03.2016
Drawing No. 04f - Glamping Tent, received 30.03.2016
Drawing No. 04g - Amenity Building 1, received 30.03.2016
Drawing No. 04h - Amenity Building 2, received 30.03.2016
Drawing No. 0002 - Existing & Proposed Site Plan, received 11.07.2018
Drawing No. 0007 - Existing & Proposed Site Sections A, received 02.03.2018
Drawing No. 0008 - Existing & Proposed Site Sections B, received 02.03.2018
Drawing No. 0009 - Farmhouse Site Layout, received 02.03.2018
Drawing No. 0011 - Gas Pipeline Analysis, received 11.07.2018
Drawing No. 0012 - Landscaping Details, received 11.07.2018
Drawing No. 0015 - Road Sections, received 02.03.2018
Drawing No. 0016 - Existing and Proposed Spot Levels, received 13.07.2018

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

3. **No works to which this consent relates shall commence** until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason - As the building is of architectural significance, the specified records are required to mitigate the impact of the development in accordance with Policy CW1 of the Merthyr Tydfil Replacement Local Development Plan.

4. **No development shall take place until** the applicant, or agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which

has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason - To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with Policy CW1 of the Merthyr Tydfil Local Development Plan.

5. **Before work commences** the following detailed drawings and sections (at a scale of 1:10) and technical information shall be submitted to and approved in writing by the Local Planning Authority:

- (a) timber framed (12 pane) sash windows
- (b) external timber ledge and brace doors
- (c) rainwater good (including sample of finishes and profile details)
- (d) Welsh slate on roof and canopies (including samples)
- (e) brickwork on chimney (including samples)
- (f) construction details for the roof and porch canopies

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 in compliance with the requirements of the Historic Environment (Wales) Act 2023.

6. **Before work commences** on masonry repairs/restoration of the external walls, a Method Statement detailing the condition of the fabric and a schedule of works (including all mortar recipes), shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with the requirements of The Historic Environment (Wales) Act 2023.

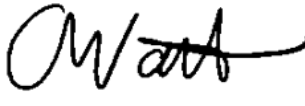
7. **Before work commences** a Method Statement detailing the condition and the schedule of works for the restoration of the following existing internal fabric, shall be submitted to and approved in writing by the Local Planning Authority:

- (a) Plasterwork;
- (b) Ceilings;
- (c) Flooring;
- (d) Internal brace doors and door frames;
- (e) Range/fireplace in former living room/bedroom;
- (f) Cupboards/display cabinets to either side of range;
- (g) Cold stone with shelves above;
- (h) oven/fireplace in rear annexe;
- (i) details of WC including its siting and all plumbing routes and exits;
- (j) details of electrical and mechanical equipment.

All works undertaken shall be implemented fully in accordance with the approved Method Statement.

Reason - To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building as required by The Historic Environment (Wales) Act 2023.

RECOMMENDATION ENDORSED

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Director of Neighbourhood Services

DATE: 23rd July 2026