

HISTORIC ENVIRONMENT (WALES) ACT 2023

LISTED BUILDING CONSENT

To: Mr J Griffiths c/o Mr Geraint Jones Asbri Planning Ltd Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS

WHEREAS you did on the 2nd day of October 2023 make application in writing for listed building consent in respect of the works detailed below at: Blaen-y-Garth Farm Blaen-y-garth Access Road Pant Merthyr Tydfil CF48 2UY which is a building listed under Part 3, Section 6 of the Historic Environment (Wales) Act 2023.

Name of the Applicant

Mr J Griffiths
Beacons Leisure Limited
1 Pengarnddu
Dowlais Top
Merthyr Tydfil

Description of Proposed 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) (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 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.

Date: 24th July 2026

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

NOTES

(1) Appeals

An appeal can be made to the Planning & Environment Decision Wales (PEDW) within 6 months against the Local Planning Authority's decision to refuse listed building consent for the proposal or to grant consent subject to conditions (see Sections 100 and 101 of the Historic Environment (Wales) Act 2023 and Regulation 16 of the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024). Appeals must be made on a form which is obtainable from Planning & Environment Decision Wales, Crown Buildings, Cathays Park, Cardiff CF10 3NQ.

(2) Purchase Notice

The property owner may be able to serve a purchase notice on the Council if the Local Planning Authority has refused listed building consent or granted it subject to conditions or has modified or revoked the consent. In order to serve a purchase notice, the owner must show that the property can neither be put to a reasonably beneficial use in its existing state and is not capable of reasonably beneficial use by the carrying out of other development which has been or would be permitted. A purchase notice will require the Council to buy the owner's interest in the property in accordance with Section 109 of the Historic Environment (Wales) Act 2023.

(3) Compensation

It may be possible to claim compensation from the Council if either the Local Planning Authority or the Welsh Ministers, have by order, modified or revoked listed building consent (see sections 107 and 108 of the Historic Environment (Wales) Act 2023)

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 Head of Engineering & Highways has been obtained.