

# DELEGATED REPORT

<b>Application No:</b>	<b>P/25/0229</b>
<b>Site Address:</b>	<b>The Synagogue Church Street Merthyr Tydfil CF47 0ER</b>
<b>Development:</b>	<b>Repair and restoration of the Grade II listed Synagogue and Grade II listed Primrose Hill to provide a Welsh Jewish Cultural Centre, with associated landscaping works on land to the north and east of the Synagogue, the erection of a bat roost house, plant enclosure and air source heat pump.</b>
<b>Case Officer:</b>	<b>Gareth Davies</b>
<b>Site Visit:</b>	<b>29th August 2025</b>
<b>Application Expiry Date:</b>	<b>16th October 2025</b>
<b>Consultation reply date expired:</b>	<b>2nd October 2025</b>

## APPLICATION SITE

The application site in this instance lies at the upper eastern end of Church Street and comprises the Synagogue Primrose Hill and a garden area north of the synagogue and east of Primrose Hill. As Church Street rises and then turns south towards Bryntirion Road the Synagogue occupies a dominant position above the street with its stepped access. Primrose Hill is set back from the street frontage on the Northern side of Church Street. Both buildings are individually listed and are described as follows.

### Synagogue

*Built as a Synagogue, 1872-5, in heavy Northern Gothic style.*

*Snecked rubble facings with ashlar bands and dressings; slate roofs with red tiled ridges and finials. Crowning gable with polygonal finials and narrow louvred openings. 5-light window with lancets and blocked lights over 3-storey transverse n ex. Narrow entrance gable, with plate-traceried window under scissor-braced bargeboards, flanked by two 2-storey polygonal staircase turrets with conical roofs on eaves brackets, narrow windows with stone lintels. Double flight of steps with stone piers, iron balustrade (partly missing) and iron lamp standards rises to gabled doorway with dripstone.*

*Reason for Designation - Included primarily for historic interest as the oldest remaining Synagogue building in Wales.*

## Primrose Hill

### *Domestic*

*3-storey, 3-bay cement-rendered elevation, ground-floor rusticated. Hipped tiled roof. Smaller pivot windows without glazing bars to second floor; sashes with glazing bars to lower floors. Simplified pilastered doorcase with modern door and fanlight. Small enclosed forecourt with right-hand gate piers.*

Church Street holds a number of commercial properties at its western end and becomes increasingly residential moving east towards the application site. Immediately east of the site are the properties known as Park Lodge and Dan y Bryn which are both substantial properties set in their own grounds, and beyond that is the public park.

## PROPOSED DEVELOPMENT

This application seeks Listed Building Consent for the refurbishment of the former synagogue and garden area along with Primrose Hill. Specifically, the description of development requests the following.

*“Repair and restoration of the Grade II listed Synagogue and Grade II listed Primrose Hill to provide a Welsh Jewish Cultural Centre, with associated landscaping works on land to the north and east of the Synagogue, the erection of a bat roost house, plant enclosure and air source heat pump.”*

There are three distinct elements to the restoration project in the form of the repair and refurbishment of the Synagogue itself, the proposals for the associated garden and the proposals for Primrose Hill. The works to each are listed in turn below.

## **The Synagogue**

### *External Envelope*

- Like-for-like masonry repairs to external walls, addressing matters such as delaminating stones, damaged stones and cracked lintols and sills, preceded by light Doff clean.
- Removal of cement masonry pointing and re-pointing external walls in lime mortar.
- Formation of door opening to first floor north elevation, using two existing window openings, to provide access to garden and installation of new doors.
- Infilling (as original) of door opening opposite, taking it back to two windows.
- Infilling of door to east elevation second floor, formed when used as gym.
- Openings temporarily formed on first floor east elevation, to access rear external steps and walls; however, small opening to remain to pass duct from air source heat pump.
- Reinstatement of roof covering with new/reclaimed Welsh slates and lead gutters, roof vents, flashings, dressings, soakers etc.
- Installation of vapour-permeable insulation and roofing membrane below roof covering.
- Provision of bat roost to part of roof void, with access points and suitable internal environment.

- Repairs to all cast iron rain water goods and replacement of plastic rain water goods with matching cast iron.
- Restoration of remaining 'Star of David' windows
- Installation of new glazing to all other windows; to most areas incorporating stained glass to be designed by artist. Glazing to comprise Slimline double-glazed units.
- Window frames to be repaired, like-for-like, where necessary; replaced, if necessary, also like-for-like.
- Installation of new steel door sets to lower ground floor on both side elevations.
- Repairs to main front doors – like-for-like replication if repairs not viable.
- Works to incoming water and power.

### *Internal Fabric*

- Conservation-led repairs to timber roof structure (trusses, purlins, and rafters), including repairs to rotten truss end and (if found) purlin and rafter ends.
- Provision of bat roost to part of roof void, with access points and suitable internal environment, along with boarded walkway and guard railing within other part of roof space.
- Like-for-like repairs to various elements of fabric, including lower ground floor tiling, upper ground floor Ark.
- Removal of gypsum plaster to internal walls and re-plastering with lime plaster, finishing with vapour-permeable paint.
- New lime plaster ceiling to second floor between timber trusses.
- Removal of modern second floor construction of plywood/OSB boarding, timber joists and steel beams.
- Installation of new timber and steel 3-sided second floor balcony floor and tier frontage on timber columns and new concrete foundations, replicating original Synagogue balcony.
- Replacement of part of existing first floor timber floor but strengthening of most; with new timber boarded floor to east end where floor has been totally removed already, laid over lime screed, limecrete, breather membrane and insulating aggregate.
- Removal of various elements of late 20<sup>th</sup> century partitioning within upper ground, first and second floors.
- Installation of new plastered concrete blockwork lift shaft and lift over four floors, involving removal of sections of flooring and localised excavation to lower ground floor to form pit, involving some underpinning.
- Installation of WC cubicles on upper ground and first floor and cleaner's cupboard on second floor alongside lift shaft.
- Installation of accessible WC at upper ground floor.
- Removal of two existing flights of stairs and installation of new timber staircase from ground to second floor, modelled on original in terms of balustrade design.
- Removal of 1.2m wide section of original internal wall to upper ground floor south bay to provide access from entrance to lift.
- Installation of small reception desk and cupboard and shelving below stairs of upper ground floor.
- Installation of partitions and doors within upper ground floor former schoolroom to form Activity space and store room.
- Construction of two lightweight partitioned storerooms at east end of first floor.
- Installation of timber Ark (currently in storage) at east end of first floor.

- Installation of new timber floor to upper ground floor front south bay and floor strengthening to rest of upper ground floor front range and first and second floor front ranges.
- Opening formed in lower ground floor Mikvah wall to provide access from lift to Mikvah and exhibition.
- Formation of communications services room in lower ground floor alongside lift.
- Removal of toilet partitions and fittings to lower ground floor.
- Installation of new floor slab within lower ground floor south bay, to lift lobby area, and former coal store, for LV switchroom.
- Removal of blockwork column to north bay.
- Works to former Mikvah drain.
- Full new mechanical, electrical and plumbing installation, including three replica lighting chandeliers.
- Installation of interpretation scheme and exhibits throughout interior.

## **Primrose Hill**

### *External Envelope*

- General making good to external render and window frames to ground floor.
- Re-opening of blocked up doorway to rear on east elevation and installation of new secure access and escape door.
- Replacement of the few single-glazed windows to the ground floor and lower ground floor with new Slimline double glazing.
- Shoe added to bottom of drainage pipe to east elevation dressed into gully and drainage channel cut into concrete at ground to drain water away from wall.

### *Internal Fabric*

- Removal of kitchen and bathroom fittings to ground floor spaces.
- Removal of some existing partitioning, or parts of partitions, to the ground floor.
- Insertion of two steel beams and columns around two newly formed openings.
- Installation of some new partitioning and doors to the ground floor.
- Installation of new kitchen and toilet fittings.
- Installation of cupboards and acoustic curtains to ground floor front room.
- Removal of plaster to ground floor east flat, damp addressed and walls re-plastered with lime plaster.
- New mechanical, electrical and plumbing installations to ground floor.
- Localised refurbishment of internal finishes to lower ground floor.
- Installation of partitions to form new store within lower ground floor.

## **The Garden and Other External Works**

- Reconstruction / repairs to front (west) stone steps and front wall.
- To front steps, reinstatement of lost decorative iron railings and lamp posts to two inner piers with copper heads.
- Rear external steps and collapsed retaining wall to be stabilised, with new retaining wall and new slab and/or hardcore overlay and left in situ.
- Formation of compensatory bat roost within void formed around external steps, with access provided for bats and bat worker.

- Construction of new timber-framed, timber-clad, and slate roofed single-storey structure to rear (east) of Synagogue to enclose air source heat-pump, plant equipment, bin store, and equipment store.
- Repair works to both runs of steps to side elevations and installation of secure gates at both ends, with an opening formed in the north wall to provide access to the snaking walkway up the garden.
- Works to both foul and surface water underground drainage. This will involve work to the surface water pipes within the steps either side of the Synagogue.
- Removing of various trees to derelict wooded ground to north of Synagogue and significant ground clearance work.
- Development of a landscape design scheme to the derelict wooded area to the north of the Synagogue, comprising a snaking resin-bound gravel path and tiers of stone-filled gabions to work up the steep slope, with trees and hedges, and an area of seating around a flat oval gathering space of stone pathing.
- Repairs to the terracotta tiled path to the entrance to Primrose Hill House and improvements to the hedging around the front lawn.
- Removal of timber fencing within front garden to Primrose Hill House.

The application is supported with the following documents alongside the submitted plans: -

- Primrose Hill – Building Recording & Condition Assessment
- Primrose Hill – Statement of Significance
- Primrose Hill – Heritage Assessment
- Primrose Hill – The Proposals
- Synagogue – Statement of Significance
- Synagogue Heritage Assessment
- Synagogue – Heritage Assessment Appendices.
- Synagogue – The Proposals
- Landscape Strategy Report
- Building Recording & Condition Assessment Part 1
- Building Recording & Condition Assessment Part 2
- Building Recording & Condition Assessment part 3
- Building Recording & Condition Assessment Part 4
- External Works – The Proposals Part 1
- External Works – The Proposals Part 2
- External Works – The Proposals Part 3
- External Works – The Proposals Part 4
- Project Consultation and Engagement Report.

## PLANNING HISTORY

P/25/0230 – Planning permission for Repair and restoration of the Grade II listed Synagogue and Grade II listed Primrose Hill to provide a Welsh Jewish Cultural Centre, with associated landscaping works on land to the north and east of the Synagogue, the erection of a bat roost house, plant enclosure and air source heat pump. – still under consideration.

P/15/0024 – Renewal of Listed Building Consent (08/0030) for a further 5 years – Approved 18/05/2015.

P/15/0023 – Renewal of Listed Building Consent (08/0029) for a further 5 years – Approved 18/05/2015.

P/15/0022 – Renewal of Planning permission (08/0028) for a further 5 years – Approved 18/05/2015.

P/08/0030 – Listed Building Consent for the alterations to the setting of Primrose Hill to form a new parking area and vehicular access to enable development of the former synagogue – Approved 03/02/2010.

P/08/0029 – Listed Building Consent for the conversion of the former synagogue to 9 apartments with external alterations to building creation of parking areas and new vehicular access from Church Street – Approved 03/02/2010.

P/08/0028 – conversion of former synagogue to 9 apartments external alterations to building creation of parking areas and new vehicular access from Church Street - Approved 03/02/2010.

P/00/0325 – Change of use of second floor from guest house to flat and ground floor to 2 bedsits (Primrose Hill) – Approved 08/11/2000.

P/93/0186 – Listed Building Consent for the replacement of ground and first floor windows, and re-pointing of stonework – Approved 01/09/1993.

P/89/0500 – change of use to a gymnasium – Approved 05/02/1990.

P/89/0474 – change of use to offices – Refused 14/02/1990.

P/82/0774 – Listed Building Consent for internal alterations, alterations to elevations – Approved 05/04/1983.

## CONSULTATION

Cadw – No comment at this stage

Heneb – No objections

Joint Committee of the national Amenity Societies – No response received.

Royal Commission on the Ancient & Historical Monuments of Wales – no response received.

Merthyr Tydfil Heritage Trust – No response received.

Merthyr Tydfil Museum & Heritage Group – No response received.

## PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) (Wales) Order 2012 the application has been the subject of neighbour notification letter on 28<sup>th</sup> August 2025 and, site notices on 29<sup>th</sup> August 2025 and two representations have been received raising the following issues: -

- The proposals do not involve any additional parking that would serve the proposed development.
- There will be increased on street parking as a result of the development to the detriment of local people.
- The shortage of on street parking space has resulted in local people having to purchase parking permits.
- Vehicles associated with the restoration works would add to congestion.
- Local residents have not agreed to allow access to the rear of the property across the private road and the suggested use in the submitted documents is vague.
- Should access be agreed no work vehicles are to be left on the private drive and access would have to be maintained at all times.
- It is questioned whether the lane to the rear has the capacity to accommodate heavier vehicles.
- Steps to the rear of the synagogues have been bricked up.
- Trees how will they be removed? Some of the trees marked for removal sit beyond the synagogue boundary.
- No indication is given as to how long the work will take.

Local Members were informed of the objections raised to the proposals on 4<sup>th</sup> October 2025 and have in response indicated that they are content for the application to be determined under the scheme of delegation.

## PLANNING POLICY

### National planning context

#### 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.*

*The Historic Environment Wales Act 2023 (HEWA 2023)*  
*Section 96(2) of the HEWA 2023*

*“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.”*

*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.”*

Future Wales 2040 The National Plan:

Future Wales provides guidance on matters relevant to this application, including, but not limited to: -

- Policy 1 - Where Wales will grow.
- Policy 2 - Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 4 – Supporting the rural economy.
- Policy 33 – National Growth Area – Cardiff, Newport, and the Valleys

Planning Policy Wales (Edition 12, February 2024) sets out Welsh Government's requirements on matters relevant to this application:

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; 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 to secure a building's survival or provide it with a sound economic future<sup>1</sup>.

#### 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

#### Local planning context

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:

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 5 Infrastructure: To ensure that community infrastructure and open space supports the 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 8 To support existing community facilities and suitable community led development.
- LDP Objective 9 To protect, enhance and promote all heritage, historic and cultural assets.
- 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 SW13: Protecting and Improving Local Community Facilities
- Policy CW1 The Historic Environment
- Policy EnW1: Nature Conservation & Ecosystem Resilience
- Policy EnW4: Environmental Protection
- Policy EnW5: Landscape Protection

The following Supplementary Planning Guidance (SPG) is applicable:

- Guidance Note 4 Sustainable Design (July 2013)

## 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 essentially 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?

Additionally, compliance with planning policy, the need for the development, and the impact of the proposed development on the listed buildings are also key considerations.

The Synagogue in particular, and Primrose Hill are a key element in the history and development of Merthyr Tydfil and offer considerable historic, evidential aesthetic and

cultural/religious value. This though cannot be allowed to prevent works which if sensitively undertaken and promoted will give longevity to these listed buildings.

### Planning Policy

The application site is located within settlement limits as defined by the Merthyr Tydfil Replacement Local Development Plan. As the proposed development would promote the restoration of important established buildings it can be deemed acceptable subject to it satisfying other policy related requirements and these are dealt with under other subject headings below.

### The Whole Site

This application for listed building consent is also accompanied by a Heritage Impact Assessment that addresses the impact of the proposals on both listed buildings. The submission sets out the objectives of the project and explains why change is 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. The heritage impact assessment concludes in justifying the proposals for both properties in the following terms: -

- The Synagogue is unoccupied, part derelict and getting worse and Primrose Hill is developing issues with damaged fabric, damp ingress, and Mold. The proposals would save both buildings.
- Bringing the buildings back into beneficial use would address anti-social behaviour and provide safety and security.
- The proposals would be to the benefit of the sites context and setting as stand out features of the Thomastown Conservation Area.
- The vision for the space within the synagogue is a sensitive restoration providing a contemporary space to present interpret and celebrate the Jewish and other faiths.
- Though windows would not be of like for like replacement this is justified on the basis that the building is not being restored as a synagogue but as a cultural centre which will allow for some modern interpretation.
- The proposal focusses primarily on the honest repair and restoration of the fabric of the building, removing ill-advised interventions and using materials better suited to the building's construction and history.
- The proposals seek to reinstate lost decorative street furniture, including lamps, the repair of the terracotta heraldic dragon and Hebrew script on the building.
- The overgrown area to the north of the synagogue will be landscaped to provide a garden for learning and contemplation, with the intention to provide a sapling from the Anne Frank Tree in the garden would bring the area some spiritual quality.
- The proposals will stabilise the currently failing rear steps and retaining wall.
- Primrose Hill is under used and in a poor condition and the proposals present the opportunity to address some of these issues.

### Primrose Hill

**Heritage Assessment** – has been prepared to inform and subsequently justify proposals for planning permission and listed building consent. The assessment considers the location and setting of Primrose Hill along with its age, use and statutory designations. This is evaluated against historic records and maps and the wider history of Merthyr Tydfil itself, the association of the building with the adjacent synagogue, the building itself and the people associated with it. The report having considered the evidence found the following in respect of Primrose Hill: -

- Medium Historic Value.
- Medium Evidential Value.
- Medium Aesthetic Value, as far as the exterior is concerned, and Medium to Low Aesthetic Value as far as the interior is concerned.
- Medium Communal Value.

**Statement of Significance** – addresses the historic, evidential aesthetic and communal value of the building, in an attempt to understand the past, enrich our present and bring value to future generations. The historic value of the building considers the impact the building has had in the life of the wider community in the past particularly its association with local grammar schools, residential use, and its use as a guest house. It is considered of medium historic interest. Evidential value relates to the information the building provides about past human activity, and it is considered of medium evidential value. Aesthetic value context and setting and what people will draw from relates to external appearance and form, and what people will draw in sensory and intellectual stimulation. The building is again considered to have a medium impact here. Communal impact derives from the meaning the building has to people who relate to it in some way and given the history it is considered to have had a medium impact. The statement is a well-reasoned piece of work with no reason to challenge any of its findings.

**Building Recording & Condition Assessment** – goes into great detail with regard to the current condition of Primrose Hill. The report is a product of a site visit and reflects the current state of the property identifying key issues that need to be dealt with. No intrusive investigations were undertaken. The report is written following inspection of the building and gives a thorough analysis of what the building is. The report then outlines an appreciation of the areas of built fabric that require appropriate attention. This largely centres around extensive damp within the building and identifies the means of dealing with that, principally the removal of inappropriate cementitious materials internally and externally, allowing the building to dry out and then repairing with materials such as lime based renders to avoid a repetition of the damage already done. The report favours wholesale replacement of renders rather than the minimal intervention of just repairing cracks where they might appear. The full extent of the required works is described above. The report also recommends further evaluation when surfaces external and internal have been exposed to establish if further works would be required. The report is thorough and there is no reason to challenge the findings and recommendations which are in line with established practice for the conservation of listed buildings of this age.

### The Synagogue

**Heritage Assessment** – considers the age use and statutory designations associated with the Synagogue alongside historic maps images and history of Merthyr Tydfil. It also considers the importance of the building in the context of the town and in the context of the history of Jews in Wales, its history and heritage. The document also considers the architecture design and character of the building; the people associated with it and the

setting and context of the building. Importantly it also assesses the condition of the building.

**Statement of Significance** – assesses the historic, evidential aesthetic and communal value of the synagogue building. Given its history as a place of worship and its subsequent associations with the development of the Town of Merthyr Tydfil and it having once been the subject of a painting by L.S.Lowry, the synagogue is considered to be of medium to high historic value. Evidential value of the building style is considered to have been of only medium significance despite the facade providing a good example of the Gothic revival style. Aesthetic value context and setting and what people will draw from relates to external appearance and form, and what people will draw in sensory and intellectual stimulation. The building is again considered to have a medium impact here. Communal impact derives from the meaning the building has to people who relate to it in some way and given the history it is considered to have had a medium impact. The statement is a well-reasoned piece of work with no reason to challenge any of its findings.

**Building Recording & Condition Assessment** – is a substantial document that addresses the current state of the former synagogue. The report is the result of visual inspections only both externally and internally and no intrusive investigations were undertaken. The report identifies what is readily apparent in terms of the defects associated with the building and acknowledges that prior to rectifying the buildings defects more detailed assessments may be required from appropriately qualified specialists or conservators. This can relate to how the repairs can best be achieved or how certain repairs should be undertaken. The report recommends the removal of inappropriate walling materials and cementitious pointing allowing the building to dry out and then conducting appropriate repairs (as described above) using appropriate lime-based mortars and plaster which will allow the building to breathe. Considerable repairs will also be required to the steps and retaining walls. Where windows can be repaired, they will be, otherwise appropriately designed replacements will be provided. Similarly, the roof is being repaired in Welsh slate. Internally as well as the use of appropriate plasters wooden floors will be reintroduced or restored. The full extent of the required works is described above. The report also recommends further evaluation when surfaces external and internal have been exposed to establish if further works would be required.

### The garden area

The garden area is currently overgrown and in need of work to that end a Landscape Strategy also accompanies the application. Whilst the intent behind this is described above, its technical evaluation is better dealt with under the application for planning permission. That said it is readily accepted that the appropriate landscaping of this ground would greatly enhance the setting of both listed buildings.

It is clear from the supporting documentation, site visits, and the general appearance of the building that there is a pressing need for something to happen to these buildings to prevent any further dereliction and decay. Both buildings have experienced a variety of uses over the years and both have over time been treated inappropriately in terms of alterations made and inappropriate repairs being undertaken. This is illustrated in detail in the analysis and recommendations of the Heritage Impact Assessment outlined above and in visiting the premises the findings are clearly accurate.

The sensitive restoration of both buildings as a cultural centre along with the landscaping of the grounds would facilitate the survival of both properties as part of a coherent group and improve their individual setting and the appearance of the Thomastown Conservation Area. Moreover, the renovation, use and occupation of these buildings would help secure their long-term future, which is a significant benefit to these historic buildings. The need for this work is therefore considered to be well established.

In terms of the impact on the historic buildings the application is supported by a number of reports, and these are listed above, and their findings are also outlined in the preceding text. The listing schedules for both buildings are also summarised earlier in this report. The buildings occupy a prominent location in terms of the Conservation Area and are part of a wider cluster of important buildings in the locality. The proposed improvements to both buildings in a sensitive manner, which has been applied in this case, is complimentary to the buildings themselves and their wider setting. However, there is a need for the agreement of detailing in terms of doors windows and the stained glass to be provided along with mortar mixes and cleaning methods, this though can be achieved through the application of conditions on any permission that might be issued.

LDP Policy CW1 places an obligation on developers to have regard to the integrity of historical assets requiring that they should be both conserved and enhanced. In this instance the use of the lime render and plastering internally and externally, carefully repointing stonework, the application of appropriate joinery and fenestration where appropriate and to a point that is appropriate along with the restoration works fully outlined above represents an acceptable interpretation of a sensitive and appropriate restoration. Clearly there have been alterations internally that are to the detriment of the integrity of both buildings, these though are matters that this application aims to address, restoring the buildings to what would have largely been their original appearance whilst at the same time allowing for modern sensitive interpretation to reflect and enhance the uses now proposed. Ultimately the proposed works do not undermine the purpose of listed building controls, and the proposals also sensitively restore these important listed buildings in a sensitive manner which also compliments the wider conservation area. Other than the favourable improvements to the buildings and overgrown land the changes proposed would also go some way towards the long term continued function of both buildings and help maintain them into the future. The intended use of materials is acceptable and consistent with those used in the original construction of the building and where appropriate to do so the internal arrangements of the buildings will be restored with the added benefit of improved access through the installation of lifts in the former synagogue and additional access points. This is entirely consistent with the requirements of LDP Policy CW1 the principal requirement of which is to conserve and enhance the integrity of the shared historic environment and is consistent with and complements the main goals of historic building regulation.

### Assessment of Impact

The application is comprehensive, proportionate and well evidenced. It demonstrates a clear understanding of the significance of the listed building. It is supported by a robust suite of heritage documentation, including a detailed Statement of Significance, Heritage Impact Assessment, condition surveys, and clearly articulated proposals, all of which are consistent with Cadw's Conservation Principles and the requirements of the Historic Environment (Wales) Act 2023. The information provided enables a clear assessment of the impact of the proposals on the building's evidential, historical, aesthetic, and

communal values and demonstrates that potential harm has been carefully identified, justified, and minimised.

During the design development process, multiple layout options were explored, with three distinct design approaches tested and evaluated to assess their implications for the historic fabric, spatial quality, functionality, and long-term sustainability of the former synagogue. Each approach was informed by the project brief and underpinned by an understanding of the building's significance, with particular regard to conserving and revealing its principal spaces. The evolution of the scheme is clearly documented, demonstrating why certain options were discounted and how the preferred option emerged as the most balanced solution. The chosen layout is therefore not arbitrary, but the result of a careful, iterative, and evidence-led process and the application provides a clear and convincing justification for the preferred option in terms of heritage impact, design quality, and operational viability.

The proposed works have been assessed in relation to their impact on the significance of the listed building, considering the nature of the proposed intervention and the degree to which historic fabric or character is affected.

### Summary of Impact of Significance

The proposals will have a largely positive impact on the evidential value of the building. The removal of later 20th-century insertions and non-breathable finishes will expose and safeguard earlier historic fabric, improving the ability of the building to provide physical evidence of its original construction, layout, and use. Any loss of fabric is limited to elements of low evidential value and is justified by the need to arrest decay, improve understanding of the asset and enable appropriate repair. Overall, the proposals enhance the legibility of the building's historic development and do not result in the loss of primary evidential material.

The proposals will preserve and enhance historical value by reinforcing the building's ability to illustrate its original function, architectural intent, and subsequent evolution. The reinstatement of key spatial qualities and the removal of incongruous later alterations allow the historic narrative of the building to be more clearly understood. By enabling a sustainable and publicly accessible use, the proposals also support the continued interpretation of the building's historic associations, ensuring that its history remains an active and intelligible part of the site rather than a purely residual one.

The impact on aesthetic value is strongly positive. The proposals restore coherence to the building's architectural composition, proportions, and internal volumes, which have been compromised by later interventions. Repairs using appropriate traditional materials will improve visual quality and material authenticity, while new interventions are designed to be subordinate and respectful. The overall effect is to reveal and reinforce the building's architectural character, both internally and in its setting, enhancing its contribution to the townscape and its appreciation as a landmark heritage asset.

The proposals will result in a significant enhancement of communal value. By securing the long-term future of the building and enabling continued community, educational and cultural use, the scheme strengthens the building's role as a shared social and cultural resource. Improved accessibility, legibility, and use of both the interior and its setting will broaden public engagement with the building and its history. The proposals support

inclusive narratives of heritage, reinforce local identity, and pride and ensure that the building remains meaningful and relevant to present and future communities.

Having regard to the above considerations, the works are judged to preserve the special architectural or historic interest of the building.

### Justification

The justification for the external works is considered to be clear, robust, and proportionate. The submitted evidence demonstrates that large parts of the external fabric, including steps, retaining walls and boundary structures, are in an advanced state of deterioration, with some areas already having required emergency stabilisation. A 'do nothing' approach is not feasible and would result in continued decay, loss of historic fabric and unacceptable risks to public safety. The proposals are informed by detailed structural, landscape and arboricultural assessments and adopt a conservation-led approach that prioritises retention and repair of historic fabric, with replacement or new intervention limited to what is necessary to secure stability, safety, and long-term viability.

The works are also justified by the need to secure the sustainable future of the listed building and its setting as a publicly accessible heritage asset. The proposed repairs, reinstatement of historic features and creation of safe, legible, and inclusive external spaces will enhance the setting of the building and enable it to function effectively as the Welsh Jewish Heritage Centre. The scheme delivers clear heritage and public benefits through improved accessibility, interpretation, and community use. Any limited harm arising from new structures or alterations is considered to be less than substantial and is outweighed by the public benefits and heritage gains achieved, in accordance with Cadw's Conservation Principles and a proportionate approach to managing change.

### Public Benefits

The proposal delivers a range of clear and substantial public benefits. It secures the long-term conservation and sustainable reuse of a nationally significant listed building, preventing further deterioration and safeguarding an important part of Wales's Jewish and wider social history. By establishing the Welsh Jewish Heritage Centre, the scheme provides new opportunities for education, interpretation, and learning, including engagement with themes of migration, tolerance, faith, and the Holocaust, thereby broadening public understanding of shared heritage.

The proposals significantly improve public access and inclusivity, both within the building and across its setting, through level access, safer routes, and the creation of usable external spaces. The transformation of derelict land into a landscaped garden enables outdoor learning, reflection, events, and community use, enhancing wellbeing and civic pride. In addition, the scheme improves public safety, enhances the character and appearance of the conservation area, supports cultural tourism and local economic activity, and delivers biodiversity and environmental enhancements. Collectively, these outcomes represent substantial public benefits that clearly outweigh any limited and localised harm arising from the proposals.

### Heritage Balance

Having considered the above, it is concluded that the proposals would result in a limited degree of harm to the special architectural and historic interest of the listed buildings,

arising primarily from localised interventions to historic fabric and the introduction of new elements required to secure accessibility, safety and long-term use.

In accordance with section 314A of the Town and Country Planning Act 1990 and section 96 of the Historic Environment (Wales) Act 2023, this harm has been afforded considerable importance and weight. However, it is considered to be clearly outweighed by the substantial public benefits of the scheme, including the repair and conservation of a nationally significant heritage asset, the reversal of harmful later alterations, improved accessibility and inclusivity, enhanced interpretation and understanding of Welsh Jewish heritage and the securing of a viable, sustainable future for the building.

On balance, the proposals are therefore considered to preserve the special architectural and historic interest of the listed buildings and the character and appearance of the conservation area.

### Other matters

The objections raised in response to public consultation are not relevant to the consideration of the application for Listed Building Consent and are only included above for the sake of completeness. They will though be addressed under the concurrent submission seeking planning permission for these works.

### 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.

Both buildings and the proposed garden area are currently in a state of near dereliction and in need of extensive sensitive repair. The works to both buildings are to be undertaken in a manner that is sensitive in impacts and respects the historic importance of the buildings, whilst the work to create a garden for contemplation enhances the setting of both buildings and the wider conservation area within which both sit. There are matters of detail that still require resolution these though are matters that can be dealt with through the application of conditions on any consent that might be granted.

The proposed works have been assessed in relation to their impact on the special architectural or historic interest of the listed building. In accordance with Technical Advice Note 24 and Planning Policy Wales, there is a presumption in favour of preserving listed buildings and their features of special interest.

The proposals otherwise comply with current policies in Planning Policy Wales and Policy CW1 of the LDP. The proposals are considered acceptable in heritage terms as they preserve the building’s special interest. 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.

- Small Power and Data FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_3001.
- Small Power and Data LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_3000.
- Lighting FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_2001.
- Lighting LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_2000.
- Proposed West Elevation P01 Drawing No, 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0029.
- Proposed East Elevation P01 Drawing No, 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0028.
- Proposed South Elevation P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0027.
- Proposed North Elevation P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0026.
- Proposed Internal Elevation East 2 P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0025.
- Proposed Internal Elevation East and West\_P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0024.
- Proposed Internal Elevation South P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0023.
- Proposed Internal Elevation North P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0022.
- Proposed Roof Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0021.
- Proposed Upper Second Floor Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0020.
- Proposed First and Second Floor Plans P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0019.
- Proposed Roof Site Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0006.
- Site Block Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0002.
- Site Location Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0001.
- Proposed Lower and Upper Ground Floor Plans P01 Drawing No. 536\_2324\_GWP\_01\_GF\_D\_A\_PA\_0018.
- Demolition Floor Plans P01 Drawing No. 536\_2324\_GWP\_01\_GF\_D\_A\_PA\_0017.
- Proposed Site Plan\_P02 Drawing No. 536\_2324\_GWP\_01\_GF\_D\_A\_PA\_0005 received 11.11.2025
- Proposed Elevations P03 Drawing No. 449\_2503\_GWP\_02\_ZZ\_D\_A\_PA\_1018.
- Proposed Roof Plan P02. Drawing No. 449\_2503\_GWP\_02\_BF\_D\_A\_RF\_1017.
- Proposed Basement Floor Plan P03 Drawing No. 449\_2503\_GWP\_02\_BF\_D\_A\_PA\_1013.
- Demolition Basement Floor Plan P01 Drawing No. 449\_2503\_GWP\_02\_BF\_D\_A\_PA\_1008.

- Demolition Roof Plan P01 Drawing No. 449\_2503\_GWP\_02\_03\_D\_A\_PA\_1012.
- Proposed Second Floor Plan P02 Drawing No. 449\_2503\_GWP\_02\_02\_D\_A\_PA\_1016.
- Proposed First Floor Plan P02 Drawing No. 449\_2503\_GWP\_02\_01\_D\_A\_PA\_-1015.
- Demolition Second Floor Plan P01 Drawing No. 449\_2503\_GWP\_02\_01\_D\_A\_PA\_1011.
- Demolition First Floor Plan P01 Drawing No. 449\_2503\_GWP\_02\_01\_D\_A\_PA\_1010.
- Proposed Ground Floor Plan P03 Drawing No. 449\_2503\_GWP\_02\_00\_D\_A\_PA\_1014.
- Demolition Ground Floor Plan\_P01 Drawing No. 449\_2503\_GWP\_02\_00\_D\_A\_PA\_1009.
- Proposed Structural Works Ground Floor Plan Drawing No. 9684\_SK19\_P1.
- Proposed First Floor & Second Floor General Arrangement Drawing No. 9684\_102\_P1.
- Proposed Lower Ground Floor General Arrangement Drawing No. 9684\_101\_P1.
- Public Health FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_4501.
- Public Health LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_4500.
- Ventilation FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_3501.
- Ventilation LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_3500.
- Heating and Cooling FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_2501.
- Heating and Cooling LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_2500.
- Containment FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_6001.
- Protective Services FF and SF.
- Protective Services LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_4000.
- External Works The proposals Parts 1,2,3&4.
- Welsh Jewish Cultural Centre Landscape Layout.
- Primrose Hill the Proposals.
- Synagogue the Proposals.
- Heritage Impact Statement.
- Synagogue Statement of Significance.
- Synagogue - Heritage Assessment.
- Synagogue - Heritage Assessment Appendices.
- Primrose Hill - Heritage Assessment.
- Primrose Hill - Statement of Significance.
- Primrose Hill - Building Recording & Condition Assessment - rev P01.
- Synagogue - Record of Building & Conditional Assessment Report

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

3. **The works of demolition shall not be carried out** before details of the method of demolition have been submitted to and approved in writing by the local planning authority. The demolition 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 their installation**, full details of all rainwater goods, including material, profile, finish, jointing and fixing method, shall be submitted to and approved in writing by the planning authority. All rainwater goods shall be cast iron (unless otherwise agreed) and installed in accordance with the approved details.

**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.

5. **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 planning authority. All pointing shall thereafter be carried out 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.

6. **Prior to commencement of lift installation works**, full details of the lift design, including shaft construction, headroom arrangements, roof interface, finishes and any temporary or permanent alterations to historic fabric, shall be submitted to and approved in writing by the planning authority. The lift shall be installed in accordance with the approved details and shall not adversely affect the external appearance of the building.

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

7. **Prior to the commencement of the relevant works**, full details of all new and repaired stained glass windows, including design drawings, colour palette, lead profiles, glazing specification and method of installation, shall be submitted to and approved in writing by the planning authority. Works shall be carried out strictly in accordance with the approved details, with historic stained glass retained and repaired where feasible.

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

8. **Prior to installation**, detailed drawings and specifications for the proposed railings and lamp standards to the west elevation, including materials, profiles, fixings, finishes and lighting specification, shall be submitted to and approved in writing by the planning authority. The railings and lamps shall be installed strictly in accordance with the approved details and shall replicate the historic form evidenced.

**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

9. A condition survey of all existing windows and doors shall be submitted to and approved in writing prior to commencement of the relevant works. Where repair is not feasible and replacement is proposed, full details of the replacement units, including material, profiles, glazing, opening method and finish, shall be submitted to and approved in writing by the planning authority. Replacement shall be on a like-for-like basis unless otherwise agreed in writing. The development shall be carried out in accordance with the approved details.

**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

10. All new stonework to the south elevation shall match the adjacent masonry in all respects and shall be laid in an appropriate lime-based mortar.

**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

11. **Prior to commencement**, a detailed method statement and drawings for the formation of the new opening on the south elevation shall be submitted to and approved in writing by the planning authority. This shall include details of structural support, sequencing and the reuse of salvaged stone (including stone from the north elevation where proposed). Works shall be undertaken strictly in accordance with the approved method.

**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

12. Details of ridge tiles, including profile, material, bedding method and proposed bat access features, shall be submitted to and approved in writing prior to installation. The ridge tiles shall be installed in accordance with the approved details and thereafter retained.

**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

13. All new balustrading to the stairs shall match the existing in terms of height, materials, profiles, fixings and finish.

**Reason** - To preserve the special interest of the listed building.

14. In the event that any previously unknown historic fabric or archaeological remains are uncovered during the course of works, all work in the affected area shall cease and the local planning authority shall be notified immediately.

**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

15. **Before any works hereby authorised begin**, a survey and method statement detailing the condition of floor structure at Primrose Hill along with any necessary repairs and floor loading requirements shall be submitted to and approved in writing by the Local planning Authority in consultation with Cadw. The agreed details shall be implemented in full prior to Primrose hill being brought back into beneficial use.

**Reason** - To ensure the retention of 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.

16. **Details of any stone repairs** to the staircase within the former synagogue shall first be submitted to and agreed in writing with the Local Planning Authority in consultation with Cadw. The details shall include plans detailing all supporting structures and proposals for their repair and replacement. The agreed details shall be fully implemented prior to the first beneficial use of the former synagogue as a cultural centre.

**Reason** - To ensure the retention of 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.

17. **Prior to its installation**, full details and a method statement for the installation of the proposed lift within the former synagogue shall be submitted to and approved in writing by the Local planning Authority. Should the installation of the lift also involve excavation works details must also include an archaeological watching brief. The installation shall take place entirely in accordance with any agreed details and the results of the watching brief forwarded to the Local Planning Authority and Heneb. Should excavation works disturb any archaeological features works should cease immediately and the advice of Heneb must be sought.

**Reason** - To ensure the retention of 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.

18. **Prior to any works to the external stone steps at the access to the former synagogue taking place**, full details of all works including to any supporting structures (steel beams etc.) shall be the subject of a full evaluation where retention and repair must be the first consideration and any replacement fully justified.

**Reason** - To ensure the retention of 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.

19. **Prior to the commencement of internal works at Primrose Hill**, details of the interfaces between existing and proposed new works between existing and proposed partitions shall be the subject of a method statement to be submitted to and approved in writing with the Local Planning Authority in consultation with Cadw. The works shall be carried out entirely in accordance with the approved details.

**Reason** - To ensure the retention of 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.

RECOMMENDATION ENDORSED



---

Director of Neighbourhood Services

DATE: 03.03.2026