

HISTORIC ENVIRONMENT (WALES) ACT 2023

LISTED BUILDING CONSENT

To: Mr Michael Mail c/o Mr Ashley Davies GWP Architecture 03.01 Tower Works 2 Globe Road Leeds
LS11 5QG

WHEREAS you did on the 21st day of August 2025 make application in writing for listed building consent in respect of the works detailed below at: The Synagogue Church Street Merthyr Tydfil CF47 0ER which is a building listed under Part 3, Section 76 of the Historic Environment (Wales) Act 2023.

Name of the Applicant

Mr Michael Mail
Foundation For Jewish Heritage
New Burlington House
1075 Finchley Road
London

Description of Proposed Development

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. (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.

- 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.

Date: 3rd March 2026

Signed:

A handwritten signature in black ink, appearing to read 'J Jones', is written over a light grey rectangular background.

(Director of Neighbourhood Services)

(Please See attached Notes)

NOTES

(1) Appeals

An appeal can be made to the Welsh Ministers 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)

(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 Engineering Manager has been obtained.