

HISTORIC ENVIRONMENT (WALES) ACT 2023

LISTED BUILDING CONSENT

To: Mr C Bounds c/o Mr Kenneth Lloyd K J Lloyd Architect 49 Coed Y Pia Llanbradach Caerphilly

WHEREAS you did on the 8th day of August 2025 make application in writing for listed building consent in respect of the works detailed below at: Berthlwyd Farm Pentwyn Road Treharris CF46 5BS which is a building listed under Part 3, Section 6 of the Historic Environment (Wales) Act 2023.

Name of the Applicant

Mr C Bounds
Berthlwyd Farm
Pentwyn Road
Treharris
Merthyr Tydfil

Description of Proposed Development

Retention of barn conversion (curtilage listed) to 2 no. holiday lets. (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 shall be carried out in accordance with the following approved plans and documents.

- Site Location Plan
- Block Plan, Drawing No.04.
- Elevations, Drawing No.02, received 03.11.2025
- Existing Layout, Drawing No.01
- Green Infrastructure Statement dated 06.08.2025

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

- 2 **Within three months** of the date of this permission full details of all replacement doors and windows shall be submitted to an approved in writing by the Local Planning Authority. The details of the windows and doors shall include the type of wood to be used, their design, openings and material finishes. The replacement windows and doors shall be installed in accordance with the approved details **within 3 months of the written approval**.

Reason - To protect the historic integrity, character and architectural quality of the building and its importance within the listed farmyard group, in accordance with Policy CW1 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

Condition 2 discharged on 02.06.26 - App No. P/26/0070.

Date: 15th January 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.