

Boyer

Pentrebach House, Merthyr Tydfil

Planning & Heritage Statement

REPORT CONTROL

Project:	Pentrebach House, Merthyr Tydfil
Client:	Mitchells & Butlers
Reference:	Click to add ref number.
Primary Author	SB
Checked By:	Click to add initials.

Issue	Date	Status	Checked by
1st	15/05/2026	Final	

TABLE OF CONTENTS

1. Introduction	3
2. Site and Surrounding Context	4
3. Proposed Development	8
4. Planning History	9
5. Planning Policy Context	11
6. Key Considerations	15
7. Heritage Statement	19
8. Conclusion	29

1. INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Boyer, on behalf of Mitchells & Butlers, in support of applications for Full Planning Permission and Listed Building Consent for refurbishment and associated external works at Pentrebach House, Dyffryn Road, Pentrebach, Merthyr Tydfil, CF48 4BD.
- 1.2 Pentrebach House is a Grade II Listed Building of significant historic and architectural interest, originally constructed in the mid-19th century as an ironmaster's residence and now operating as a public house and restaurant.
- 1.3 The proposed works seek to secure the long-term viable use of the building through sensitive refurbishment that will enhance the customer experience whilst preserving the special architectural and historic interest of the listed building. The proposals include external decoration works, lighting improvements, alterations to existing external areas, a new walk-in storage unit, and associated internal refurbishment works.
- 1.4 This Planning and Heritage Statement should be read alongside the accompanying application forms, plans, drawings, Heritage Statement, Design and Access Statement, and associated technical documents submitted in support of the application.

Statement Structure

- 1.5 This Statement provides an evaluation of the planning and heritage considerations associated with the proposals and comprises:
 - A description of the application site and surrounding context (Section 2);
 - An explanation of the proposed development (Section 3);
 - An overview of the planning history relating to the site (Section 4);
 - A review of relevant national and local planning policy, together with heritage policy considerations (Section 5);
 - An appraisal of the key planning considerations arising from the proposed development (Section 6);
 - A Heritage Assessment; (Section 7); and
 - A Conclusion (Section 7).

2. SITE AND SURROUNDING CONTEXT

- 2.1 The application site comprises Pentrebach House, located on Dyffryn Road and just east of the A4064 roundabout, within the settlement of Merthyr Tydfil, and situated within the administrative boundary of Merthyr Tydfil County Borough Council.
- 2.2 The site comprises a substantial detached Victorian mansion Grade II Listed Building currently operating as a Table Table restaurant/public house with associated customer parking, landscaped garden areas, external seating and ancillary service areas. The site has a main customer car park and outdoor terrace areas, whilst service and yard areas are located to the north-east of the site. There is also an adjacent Premier Inn hotel, which is not subject to the application.
- 2.3 The building has been extended in the late twentieth and early twenty-first century to accommodate the previous and current commercial use. These modern additions are clearly distinguishable from the original historic fabric and are of lesser architectural quality. The modern extension housing the main public entrance is located to the western elevation.
- 2.4 The wider setting of the building comprises a mix of land uses including modern commercial and industrial development to the north and east, and the residential communities of Pentrebach and Abercanaid to the south and west. Pentre-Bach railway station is located within walking distance to the south-west. The building is not located within a designated Conservation Area.

History and Description of the Listed Building

Historical Background

- 2.5 Pentrebach House is an ironmaster's mansion constructed circa 1850 for Anthony Hill, owner and operator of the Plymouth Ironworks, one of the four great ironworks that defined Merthyr Tydfil as a centre of the nineteenth-century industrial revolution in Wales. The Plymouth Ironworks, established in 1763, was one of the most significant early industrial enterprises in Wales, and Anthony Hill was a prominent figure in its development until his death in 1862.
- 2.6 The house (Figure 1 & 2) represents a characteristic example of the residential provision made by Merthyr's ironmasters, who constructed substantial residences close to, but physically separated from, their works. It stands alongside other ironmaster residences including Cyfarthfa Castle (built for the Crawshay family, Grade I listed), and Dowlais House (now demolished), as part of the rich heritage of industrial patronage that shaped the landscape and urban form of Merthyr Tydfil.
- 2.7 Following Anthony Hill's death in 1862, the works passed to Messrs. Fothergill, Hankey and Bateman, and during the early twentieth century the house was occupied by N.F. Hankey, owner of Plymouth Collieries. In the mid-twentieth century the house was taken over by the local authority and used as an old people's home, representing a significant change in use whilst broadly preserving the building's fabric. In the late twentieth century the building was converted to a public house and restaurant, initially operating as 'Brewsters' / 'Brewers Fayre'

under Whitbread PLC, and later as a Table Table establishment with an associated Premier Inn hotel.

- 2.8 The development of the hotel and modern extensions to accommodate the pub/restaurant use has resulted in the addition of modern structures that, whilst broadly subordinate to the original building in massing, do not reflect the architectural character of the historic house. These later additions are not considered to contribute positively to the significance of the listed building.



Figure 1. Pentrebach House (date unknown) <http://www.alangeorge.co.uk/Pentrebach.htm>



Figure 2. Pentrebach House in the Snow - 1960's Taken from the playing fields. (Photograph Courtesy of Neville Carpenter) <http://www.alangeorge.co.uk/Pentrebach.htm>

Cadw Listing Description

- 2.9 Pentrebach House is listed at Grade II, Cadw Reference 11503. The Cadw listing records the building as a substantial late Georgian to Italianate country house, constructed circa 1850. The listing description notes the building's significance as the residence of Anthony Hill of the Plymouth Ironworks and its importance within the historic industrial landscape of Merthyr Tydfil.
- 2.10 The listing acknowledges the building's architectural interest as a representative example of the type of country house or villa constructed by Merthyr Tydfil's ironmasters in the mid-nineteenth century. The building is also noted within the Coflein archaeological database (NPRN 19678) and is referenced in the Merthyr Tydfil Historic Landscape Character Assessment, which recognises the building and its associated lodge as an important element of the historic landscape.
- 2.11 The full listing description states:

"History

Mid C19 ironmaster's mansion said to have been built in 1850 for Anthony Hill (died 1862) of the Plymouth Ironworks. The house is a substantial late Georgian to Italianate country house but was sited right up against the S boundary of the industrial area. Occupied by N.F. Hankey, owner of Plymouth Collieries in earlier C20. Used as old people's home by council until 1974 then proposed for demolition, converted to inn in late C20.

Exterior

Large villa, now inn, painted stucco Italianate classical style, with slate roof and stuccoed end stacks and 2 stacks on front roof slope, the right end stack rebuilt much smaller in C20. Two storeys, seven bays with projecting sections in second and sixth bays. Angle quoins to main

range and to the two projecting bays, moulded cornice and parapet. Plate glass sash windows without surrounds, fine stucco pedimented doorcase in right projection with moulded architrave and pediment on console brackets, C20 glazed doors. Seventh bay has added later C19 2-storey canted bay with plate-glass sashes, cornice and parapet carried around. Ground floor centre has large C20 conservatory-style addition across the 3 bays, formerly with sash windows as elsewhere. Various additions to end walls and rear, end walls with first floor and attic window each. The 1876 OS map shows originally one rear projection to centre right, now there is another of equal or larger size to left.

Interior

Interior ground floor wholly altered.

Reason for designation

Included as a substantial house in late Georgian style, of interest also as surviving example of the house of an ironmaster of the mid C19."

Architectural Description

- 2.12 The original building is a substantial two-storey mansion with basement, constructed in a late Georgian to early Italianate style that was popular for prosperous villas and country houses during the mid-Victorian period. The principal elevations are characterised by stucco render with a relatively close eaved roof, sash windows with traditional glazing patterns, and decorative detailing appropriate to the Italianate tradition.
- 2.13 However, internally the building has been subject to a range of alterations to accommodate its commercial use, including the introduction of modern partitions, fixed seating, catering infrastructure, and WC facilities, which have amended the internal layout.
- 2.14 The modern extensions appended to the original building during the conversion to an old peoples home and latterly a pub/restaurant are generally of modest architectural quality and do not reflect the character and materials of the original structure. The main entrance lobby is formed within the modern extension. The rear yard area is enclosed by an existing fence structure.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks Full Planning Permission and Listed Building Consent for refurbishment, external alterations and associated works at Pentrebach House, Merthyr Tydfil. The proposed works have been carefully developed to preserve and enhance the special architectural and historic interest of the Grade II Listed Building whilst ensuring the site can continue to operate as a viable and attractive public house and restaurant destination.
- 3.2 The proposals form part of a wider investment into the site by Mitchells & Butlers and seek to improve the overall customer experience through a programme of sensitive refurbishment, repair and modernisation works. The scheme has been designed to sympathetically integrate with the existing building and wider site context, ensuring the character and significance of the heritage asset is preserved whilst enabling the business to continue operating effectively and competitively.
- 3.3 Particular regard has been given to the listed status of the building throughout the design process. The proposed works focus primarily on repair, refurbishment and enhancement of existing features, with alterations designed to remain proportionate and subservient to the host building. Existing architectural detailing and the overall historic character of the property will therefore remain clearly legible following completion of the works.
- 3.4 Full details of the proposals are illustrated within the accompanying drawing package and supporting technical information. A summary of the principal works is set out below.

External Works

- Full external redecoration of the building;
- Installation of an external lighting scheme;
- Extension of the existing yard area to improve servicing and operational functionality;
- Installation of a new walk-in storage unit within the north-west yard area;
- Introduction of new timber-effect composite cladding and associated feature finishes to selected areas;

Internal Works

- Removal of Modern Internal Partitions and Walls
- Inserting new stud walls and partitions
- Removal of Modern Fixed Seating
- Installation of New Carvery Station
- Relocation of Ladies' Toilet Facilities
- Gents Toilets and Office
- New Lobby in the Modern Extension

4. PLANNING HISTORY

4.1 There have been various planning applications at Pentrebach House, as set out below.

Application	Description	Decision & Date
P/19/0312	Replacement of 75 no. timber framed windows with PVCu windows	Refused 28/01/2020
P/08/0332	Erection of 1 No. wall mounted sign and 3 No. illuminated free standing signs	Approved 30/09/2008
P/06/0235	Installation of double sided externally illuminated promotional display sign	Refused 28/07/2006
P/05/0527	Erection of directional sign	Refused 16/11/2005
P/05/0451	Erection of wall mounted and freestanding signs	Approved 06/10/2005
P/05/0048	Erection of wall mounted and freestanding signs	Withdrawn 09/08/2005
P/04/0136	Erection of totem sign, post and panel sign and roundel fascia sign.	Approved 10/05/2004
P/99/0476	External alterations to provide emergency exit	Approved 07/03/2000
P/97/0369	Externally illuminated wall mounted boards and free-standing directional signs	Approved 16/10/1997
P/97/0244	Removal of one No. tree along eastern boundary	Approved 24/07/1997
P/96/0415	Single storey side extension to restaurant with entrance lobby access steps and ramp.	Approved 24/01/1997

P/96/0416	Partial demolition and addition of single storey extension to restaurant	Approved 24/01/1997
P/96/0417	Removal of a row of 7 No. young conifers and one ash to facilitate construction of single storey extension to restaurant.	Approved 24/01/1997

- 4.2 The planning history demonstrates that Pentrebach House has been subject to a range of alterations, extensions and operational improvements associated with its long-standing use as a public house and restaurant. Notably, planning permission and associated listed building consents were granted during the 1990s for extensions, external alterations, signage and associated operational works which facilitated the building's continued commercial use. The planning history also demonstrates that the Local Planning Authority has consistently supported carefully considered improvements and investment into the site where proposals preserve the character and significance of the listed building. More recent applications relating to signage and external works further establish the ongoing need to periodically update and modernise the premises in order to maintain its viability as a hospitality venue. Importantly, the refusal of application P/19/0312 for the replacement of traditional timber windows with PVCu units highlights the Council's clear emphasis on preserving the historic fabric and architectural integrity of the listed building, an approach which has been fully considered and responded to in the design development of the current proposals.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 For completeness, the proposal is considered within the context of the Planning Policy Wales (2024).

Legislative Framework

- 5.3 The principal legislative framework for the protection and management of listed buildings in Wales is now provided by the Historic Environment (Wales) Act 2023, which came into full effect in November 2024. The 2023 Act consolidates the previous legislative framework, primarily the Planning (Listed Buildings and Conservation Areas) Act 1990 (as applied in Wales) and the Historic Environment (Wales) Act 2016, into accessible and fully bilingual law for the historic environment of Wales.
- 5.4 Under the 2023 Act, listed building consent is required for any works to a listed building that would affect its character as a building of special architectural or historic interest. This includes both external and internal works. It is a criminal offence to carry out such works without the required consent.
- 5.5 Section 94 of the 2023 Act (equivalent to Section 16 of the former 1990 Act) requires the local planning authority, in considering whether to grant listed building consent, to 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.
- 5.6 The application for Listed Building Consent is made in accordance with the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024.

National Planning Policy

- 5.7 Planning Policy Wales (PPW) Edition 12 sets out the Welsh Government's land use planning policies and provides the overarching policy framework within which decisions on planning and listed building consent applications are made. PPW is supplemented by a series of Technical Advice Notes, most relevantly TAN 24: The Historic Environment.
- 5.8 PPW Edition 12 identifies the historic environment as a material consideration in planning decisions. It requires the planning system to help conserve and enhance the historic environment, recognising its contribution to the quality of life, sense of place, cultural identity, and economic prosperity of Wales. PPW acknowledges that the historic environment is a non-renewable resource and that its conservation is an important component of sustainable development.
- 5.9 PPW requires that development affecting the historic environment must be based on a clear understanding of the significance of the heritage assets involved and an assessment of the impact of the proposed works on that significance. This assessment is required to be proportionate to the significance of the asset and the degree of change proposed.

PPW Edition 12 — Chapter 6: Distinctive and Natural Places

- 5.10 "The planning system should help conserve and enhance the historic environment, recognising its contribution to the quality of life, sense of place, cultural identity, and economic prosperity of Wales. The historic environment is a non-renewable resource and its conservation is an important component of sustainable development. Development that affects historic assets should be based on a clear understanding of the significance of those assets."

Technical Advice Note 24: The Historic Environment (2017, being updated)

- 5.11 Technical Advice Note 24 (TAN 24) provides detailed guidance on how the planning system considers the historic environment during development plan preparation and decision-making. It is currently being amended to reflect the Historic Environment (Wales) Act 2023, but remains valid in its current form.
- 5.12 TAN 24 requires applicants for listed building consent to provide a heritage impact statement (paragraph 5.12). The heritage impact statement must present the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change.
- 5.13 TAN 24 sets out a staged approach to the assessment of heritage significance and impact, drawing on the four values of significance as defined in the Cadw Conservation Principles (evidential, historical, aesthetic and communal values). The assessment should be proportionate both to the significance of the listed building and to the degree of change proposed.
- 5.14 TAN 24 confirms that the objective of the assessment is not to prevent change, but to ensure that change is managed in a way that preserves, and where possible enhances, the significance of the heritage asset. The guidance acknowledges that buildings must adapt to remain in beneficial use and that enabling development can be justified where it sustains the long-term conservation of the asset.

TAN 24: The Historic Environment: Heritage Impact Assessment (Para. 5.12)

- 5.15 "Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed."

Cadw Conservation Principles

- 5.16 Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales provide best-practice guidance that complements the legislative framework and associated planning policy. The Conservation Principles set out a values-based approach to understanding and managing significance, identifying four principal heritage values:
- Evidential Value: the potential of a place to yield evidence about past human activity;

- **Historical Value:** the ways in which past people, events, and aspects of life can be connected through a place to the present, including illustrative and associative significance;
 - **Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a place, including its designed qualities and the contribution of time and use to its character; and
 - **Communal Value:** the meanings of a place for the people who relate to it, or for whom it forms part of their shared experience or memory.
- 5.17 The Conservation Principles emphasise that managing change to historic assets requires a clear understanding of significance and that works should aim to sustain, and where possible enhance, that significance. They identify a hierarchy of approaches from preservation through consolidation to repair, with more intrusive interventions requiring stronger justification.
- 5.18 The principle of minimum intervention is important: works should not exceed what is necessary for the continuation of the use and any intervention should be reversible where possible.

Local Planning Policy — Merthyr Tydfil Replacement Local Development Plan 2016–2031

- 5.19 The Merthyr Tydfil Replacement Local Development Plan (LDP) 2016–2031 was adopted by Merthyr Tydfil County Borough Council on 29 January 2020. It provides the local planning policy framework for the County Borough and is the primary basis for land use planning decisions in the area.
- 5.20 The relevant policy for this application is Policy CW1: Historic Environment, which sets out the Council's approach to development affecting historic assets. The supporting text to this policy notes that there are around 233 listed buildings and structures within the County Borough and that their protection and appropriate management is a key objective of the plan.

LDP Policy CW1: Historic Environment

- 5.21 Development proposals involving or affecting a designated heritage asset or its setting will only be permitted where: (i) the proposal preserves or, where appropriate, enhances the special architectural or historic interest of the asset and its setting; (ii) the proposal does not result in unacceptable harm to the significance of the heritage asset; (iii) the proposal is sympathetic to the scale, form, materials, and design of the heritage asset; and (iv) the proposal includes appropriate survey, investigation, recording, and analysis of the heritage asset as required. The Council will seek to ensure that proposals involving listed buildings have special regard to preserving the building, its setting, and any features of special architectural or historic interest.
- 5.22 Policy SW11: Sustainable Design and Placemaking is also relevant, requiring all development to be of high quality design that responds to its context, including the historic environment. The policy requires development to be sympathetic to the character and appearance of the surrounding area.
- 5.23 The LDP Written Statement acknowledges that Merthyr Tydfil has a rich and distinctive industrial heritage that contributes significantly to the identity and sense of place of the County

Borough, and that the management and conservation of this heritage is an important component of the plan's strategy for sustainable development.

6. KEY CONSIDERATIONS

6.1 This Section considers the key planning considerations arising from the proposal. It draws upon the site context, planning history and policy review, together with other relevant matters.

6.2 These evidence sources suggest that the following matters are relevant to the determination of the application:

- Principle of Development; and
- Impact on the Character and Appearance of the Existing Building and Surrounding Area.

Principle of Development

6.3 In terms of the principle of development, the proposals seek to secure the continued viable use of Pentrebach House as a public house and restaurant through a programme of sensitive refurbishment and enhancement works. The development will not result in the loss of the existing hospitality use, nor will it negatively impact the ongoing operation of the premises. Instead, the proposals represent continued investment into the site which will enhance the overall customer experience and support the long-term vitality and viability of the business.

6.4 The planning history demonstrates that the site has been subject to various alterations, extensions and operational improvements associated with its established restaurant and public house use over a considerable period of time. The current proposals build upon this established pattern of development whilst taking a sensitive and heritage-led approach appropriate to the Grade II Listed status of the building.

6.5 Importantly, the proposed works would not undermine the historic character, appearance or identity of Pentrebach House. The proposals do not involve any change of use and are primarily focused on refurbishment, modernisation and operational improvements necessary to ensure the building remains fit for purpose in the modern hospitality sector. The overall scale and nature of the development remains proportionate to the existing building and has been carefully designed to sympathetically respond to its architectural significance and wider setting.

6.6 The proposals have also been informed by the statutory duty to preserve the special architectural and historic interest of the listed building. Works to the exterior of the property are largely limited to repair, refurbishment and enhancement measures, with new interventions designed to remain subservient to and respectful of the existing fabric and character of the building. Where replacement or upgrading works are proposed, these seek to preserve significant historic features and utilise appropriate materials and detailing.

6.7 The scheme therefore represents a sustainable form of development which will secure ongoing investment into an important local heritage asset and community facility. In doing so, the proposals will contribute positively towards the local economy, tourism and leisure offer within Merthyr Tydfil, whilst ensuring the continued active use and long-term conservation of the listed building.

6.8 The public benefits arising from the proposed development include:

- Securing the optimum viable use of Pentrebach House as a public house and restaurant through sensitive refurbishment and modernisation works necessary to meet modern operational and customer expectations;
- Supporting the long-term conservation and maintenance of the Grade II Listed Building through continued active use and investment;
- Preserving and enhancing the significance of the designated heritage asset and its setting through carefully considered repair and enhancement works;
- Enhancing the quality and attractiveness of an established leisure and community destination; and
- Supporting local employment, tourism and economic activity within the wider area.

6.9 Having regard to the above, it is considered that the principle of development is acceptable and fully accords with both national and local planning policy objectives relating to heritage conservation, sustainable placemaking and the protection of community and leisure facilities.

Impact on the Character and Appearance of the Existing Building and Surrounding Area

Use

- 6.10 The proposals do not involve any change to the established use of Pentrebach House as a public house and restaurant. Instead, the scheme seeks to improve the ongoing operation of the premises through a programme of refurbishment, repair and enhancement works to both the building and its surrounding grounds. The proposals therefore support the continued viability of an established leisure and community facility, in accordance with the objectives of the Development Plan and Planning Policy Wales relating to sustainable placemaking, tourism and the protection of community facilities.
- 6.11 The continued active use of the building is also considered fundamental to securing the long-term conservation of the Grade II Listed Building. The proposed investment will ensure the premises can continue to operate competitively within the hospitality sector whilst retaining its historic character and significance.

Layout

- 6.12 The proposed layout has been carefully considered to ensure the development integrates successfully with the existing site arrangement and operational requirements.
- 6.13 Importantly, the proposals largely utilise existing developed areas within the site and do not fundamentally alter the historic plan form or character of the listed building. The overall arrangement remains consistent with the established use and function of the premises, whilst improving customer experience, servicing arrangements and operational efficiency.

Design

- 6.14 The proposed works have been designed to positively respond to the historic and architectural character of Pentrebach House and its wider setting. Given the listed status of the building, the

design approach has focused on sensitive enhancement rather than substantial alteration, ensuring that the significance of the heritage asset is preserved.

- 6.15 The proposals include a range of carefully considered refurbishment and enhancement works, including external redecoration, lighting improvements, landscaping works, replacement signage, repairs to external fabric and operational upgrades. Collectively, these works will revitalise and enhance the appearance of the property whilst respecting its historic form, scale and detailing.
- 6.16 The development has been informed by the architectural character of the existing building, including its Italianate proportions, traditional detailing and established visual prominence within the local area. New additions and interventions have therefore been designed to remain proportionate and sympathetic to the host building and wider site context.
- 6.17 It is considered that the proposed development will result in a high-quality and coherent scheme that enhances the visual appearance of the site and secures positive environmental improvements, whilst preserving the special architectural and historic interest of the listed building in accordance with national and local planning policy objectives.

Access

- 6.18 The proposals do not materially alter the established access arrangements to the site. Existing customer access and servicing arrangements will remain in operation, with only minor operational and layout improvements proposed within the existing site confines. The development will continue to provide suitable access arrangements for customers, staff and servicing requirements.

Density, Scale and Massing

- 6.19 The proposals are modest in scale and remain proportionate to the existing building and wider site. The development does not involve any substantial increase in built form and will not materially alter the overall density, scale or massing of the site.
- 6.20 The limited nature of the proposed works ensures the historic prominence and architectural composition of Pentrebach House remains clearly legible and unaffected. The proposals therefore preserve the overall character and appearance of both the listed building and its surrounding setting.

Materials

- 6.21 The proposed materials have been selected to complement and, where appropriate, match the existing palette of materials and finishes present on the building.
- 6.22 Any new external features or replacement elements have been designed to integrate sympathetically with the existing building and avoid harm to its historic character or architectural significance. The overall material approach therefore ensures the proposals positively contribute to the character and appearance of the listed building and surrounding area.

Summary

- 6.23 The proposals reflect Mitchells & Butlers' continued investment in the quality and long-term sustainability of their estate through a sensitive and heritage-led design approach. The scheme will create an attractive, well-maintained and welcoming environment that enhances the customer experience whilst preserving the historic and architectural significance of Pentrebach House.
- 6.24 Overall, the development represents a carefully considered and proportionate scheme that successfully balances the operational requirements of a modern hospitality venue with the statutory duty to preserve the special interest of the Grade II Listed Building. The proposals will therefore preserve and enhance the character, appearance and ongoing viability of this important heritage asset and community facility.

7. HERITAGE STATEMENT

Heritage Statement

- 7.1 This section of the report considers the proposals from a heritage perspective. It examines the impact that the proposed development will have upon Pentrebach House and its significance as a designated heritage asset. The rationale for the proposed works is then set out, followed by an assessment of the likely impacts of the proposals on the special architectural and historic interest of the Listed Building and its setting.

Assessment of Significance

- 7.2 The assessment of significance is undertaken in accordance with the four values of significance identified in the Cadw Conservation Principles and the methodology set out in TAN 24. The assessment draws on the historical and architectural evidence.

Architectural Significance

- 7.3 Pentrebach House possesses considerable architectural significance as a relatively intact and legible example of the late Georgian to early Italianate villa type that was favoured by the industrial elite of mid-nineteenth century Wales. Its design and construction quality reflect the wealth and aspirations of Anthony Hill as a successful ironmaster and reflect the architectural fashions of the 1840s–1850s.
- 7.4 The exterior of the original building retains a high degree of integrity in terms of its massing, fenestration pattern, and material quality. The stucco render, sash windows, and roofline character contribute to the legibility of the building as an important Victorian villa. Internal there has been modern amendments as part of the properties past as an old peoples home and also the current restaurant/public house use. There are some features of architectural note include decorative cornicing and plasterwork, original fireplaces, timber joinery, and the principal staircase. These remain untouched as part of the application.
- 7.5 The modern extensions, whilst necessary to support the commercial use, are of comparatively limited architectural interest and do not contribute to the primary aesthetic significance of the listed building.

Historic and Evidential Significance

- 7.6 The historic and evidential significance of Pentrebach House is considerable. The building is directly associated with Anthony Hill, one of the key figures in the development of the Plymouth Ironworks and, by extension, the broader industrial history of Merthyr Tydfil and Wales. The building is one of the few surviving physical connections to the lives and ambitions of Merthyr's ironmasters at the height of the iron trade.
- 7.7 The building is recognised within the Merthyr Tydfil Historic Landscape Character Assessment as an important element of the Pentrebach Historic Landscape Character Area (Area 020). Its survival provides evidential value about the social and spatial organisation of the industrial community, where the residences of industrial owners were deliberately sited in proximity to, but separated from, the working environment.

- 7.8 The building's subsequent history as a local authority care home and then as a commercial hospitality venue further layers its historical value, illustrating the changing economic and social conditions of Merthyr Tydfil across the twentieth and twenty-first centuries.

Communal and Associative Significance

- 7.9 Pentrebach House has communal significance as a prominent and well-known landmark within the Pentrebach area. Its long history of public use, firstly as a care home and subsequently as a well-used restaurant and pub, has embedded it within the social memory and cultural landscape of the local community.
- 7.10 The building's association with the Plymouth Ironworks heritage, which is a central thread of Merthyr Tydfil's civic identity, adds to its communal significance. It is understood as part of the broader story of industrial Merthyr and contributes to the distinctiveness and identity of the Pentrebach locality.
- 7.11 Overall, the significance of Pentrebach House is assessed as moderate to high, commensurate with its Grade II listing. The primary significance of the building resides in its historic associations with Anthony Hill and the Plymouth Ironworks, its architectural character as a Victorian ironmaster's villa, and its communal importance as a landmark within the local area.

Heritage Impact Assessment

- 7.12 The following assessment evaluates the impact of each element of the proposed works on the significance of the listed building, applying the methodology set out in TAN 24 and the Cadw Conservation Principles. The assessment considers whether each proposal preserves, enhances, or would result in harm to the special architectural or historic interest of the building. In accordance with the statutory duty under the Historic Environment (Wales) Act 2023, the authority must have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest.

Internal Works

Removal of Modern Internal Partitions and Walls

- 7.13 Within the modern single storey extension to the south east, housing the main restaurant section, the modern internal walls and partitions proposed for removal are insertions that were introduced during the building's conversion to commercial use in the late twentieth century. These elements are not original fabric and do not form part of the special architectural or historic interest of the listed building.
- 7.14 The removal of these modern partitions will restore a greater degree of spatial openness and legibility to the internal character of the building. This is considered a beneficial intervention that aligns with the principle of minimum intervention and is consistent with good conservation practice as outlined in the Cadw Conservation Principles.



Figure 7.1 *Modern internal walls to removed in modern extension*

7.15 There are a number of modern stud walls and partitions which are being removed within the main building, centring on the existing toilets as well as screens and dividers within the restaurant area and leading into the kitchen. These structures are modern additions undertaken to facilitate the original conversion to the restaurant/public house, and their removal would not directly impact the structure of the listed building.



Figure 7.2 *Modern glass wash and back of house walls*



Figure 7.3 Sections of modern screens/dividers to be removed in restaurant area



Figure 7.4 Modern infill walls to arch at Gent and wall to Ladies to be removed and new carvery area.

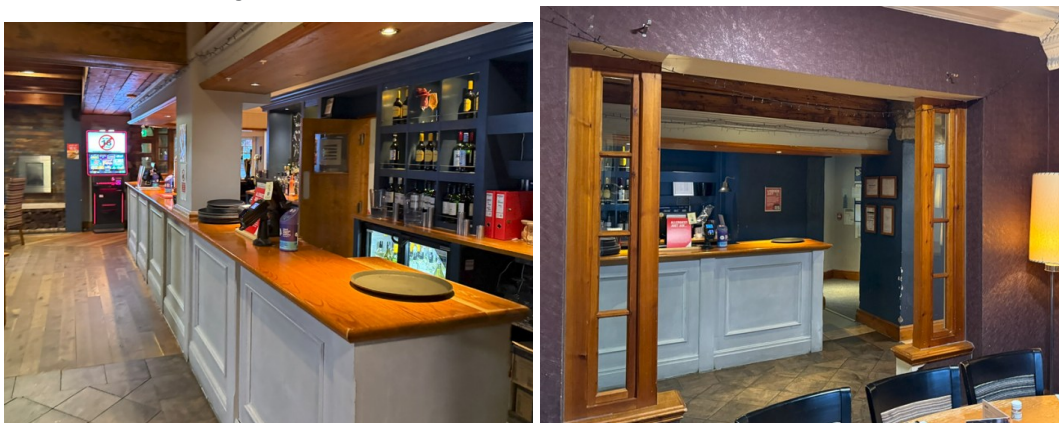


Figure 7.5 Section of modern bar end to be reshaped

- 7.16 It is proposed to remove a small section of wall at the existing glass washing area, which could form part of the original rear elevation of the house, prior to the inclusion of the modern kitchen extension. The justification for the minimal removal relates to a safer 'back of house' access between the bar and the kitchen area. Whilst there is an impact, the walls are now wholly internal following the extensions and already compromised by the surrounding bar and kitchen.

- 7.17 As for the new rear door from the storage area to the new rear enclosed yard, this is part of the modern kitchen extension and not original fabric of the property.

Inserting new stud walls and partitions

- 7.18 Following the removal of the existing modern wall and partitions the space is to be slightly reorganised and this involves the insertion of new stud walls and sections, mainly around the existing bar area and kitchen. These works are not considered to impact upon the significance of the property.



Figure 7.6 Area for new stud wall to create office

Removal of Modern Fixed Seating

- 7.19 The fixed seating proposed for removal was installed as part of the commercial fitting-out of the building and is not original to the Victorian house. Its removal does not involve the loss of any heritage significance and will improve the flexibility and character of the interior. The works are reversible in nature and pose no risk to original fabric provided they are undertaken with appropriate care to protect floor surfaces and skirting boards from incidental damage.

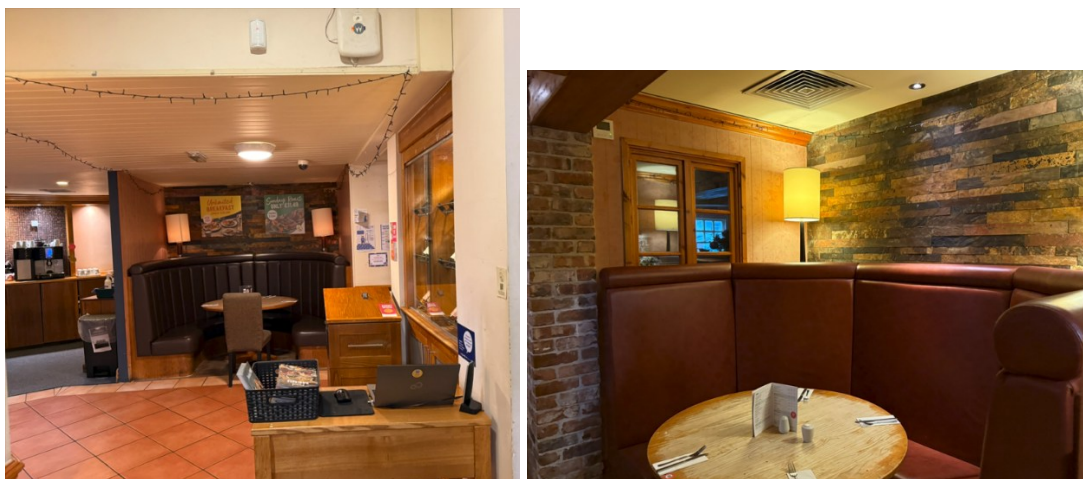


Figure 7.7 Modern Fixed Seating Area

Installation of New Carvery Station

- 7.20 The installation of a new carvery station represents a new insertion into the building. The location is currently a combination of back of house and fixed seating, as well as the existing ladies toilets. The impact on the significance of the listed building is lessened by the fact that there are no structural works required to the original fabric and it does not obscure or damage original features of architectural significance such as cornicing, panelling, or fireplace surrounds.
- 7.21 The carvery station would be clearly distinguishable from the historic fabric whilst being sympathetic in scale and proportion to the room in which it is located, mirroring a similar size to the existing bar. The carvery station will be fixed in a manner that is reversible without damage to original surfaces.
- 7.22 It is considered that the installation of a carvery station within the historic rooms can be achieved without causing unacceptable harm to the significance of the listed building. The works are assessed as having a neutral to slight adverse impact, mitigated by careful design.



Figure 7.8 Modern walls and structures removed to allow carvery station

Relocation of Ladies' Toilet Facilities

- 7.23 The relocation of the ladies' toilet facilities involves both the removal of the existing installation and the formation of new facilities at a different location within the building. This work will remove the existing toilets in the original part of the property and relocate to the modern extension where original fabric is not present, the impact on significance will be minimal.
- 7.24 Any new partitions or enclosures are designed to be reversible and any penetrations for services should be minimised and carefully detailed. The works are assessed as having a slight adverse to neutral impact on significance.



Figure 7.9 Modern extension reconfigure for Ladies toilets

Gents Toilets and Office

- 7.25 The gents toilets in the original building will be extended into the previous ladies toilets and also create a small office space. Whilst the works are within an area as part of the original property there has already been extensive amendments and changes to facilitate the existing toilets. The works would not therefore cause any further significant harm.

New Lobby in the Modern Extension

- 7.26 The proposal to form a new entrance lobby within the existing modern extension is assessed as having a broadly neutral or beneficial impact on the significance of the listed building. The works are confined to the modern extension and do not involve the alteration or removal of original historic fabric. The creation of a defined entrance lobby will improve the thermal performance and security of the building, and may improve the customer experience, supporting the continued commercial viability of the listed building.
- 7.27 The lobby is internal so is designed to be clearly subordinate to the historic building and does not obstruct views of the original facade from the principal approach. The timber and glazed materials and detailing of the lobby are of appropriate quality and do not attempt to mimic the historic fabric of the original building.
- 7.28 This proposal is consistent with the principle that historic buildings must be capable of adaptation to remain in viable use, and that modern interventions should be clearly distinguishable from the historic fabric. No harm to the significance of the listed building is anticipated from this element of the proposals.



Figure 7.10 Modern Lobby Area

External Works

Refer to Drawing No . 2730-215: Proposed Elevations for images

New External Light Fittings

- 7.29 The installation of new external light fittings to the façade of the building requires light fittings to be fixed to the historic fabric of the original building, and will necessitate drilling and fixing into the historic masonry or render, which represents a minor but permanent intervention in the fabric of the listed building..
- 7.30 The design and positioning of light fittings has been carefully considered to minimise the number of fixings required, and all fixings into historic fabric will be of the minimum size necessary and made good on removal. The majority of the lights re provided on the modern extensions, though there are those proposed on the main elevation of the original house. It is considered that the installation of new external light fittings can be assessed as having a slight adverse impact on fabric, however are essential in increasing the properties attraction to customers and to highlight the property.

Rope Lighting at Modern Entrance Lobby

- 7.31 The installation of rope lighting within the fascia of the modern entrance lobby is limited and discrete and is not considered to be potentially detrimental to the character and appearance of the historic building. The rope lighting would not detract from the aesthetic significance of the building and would not be considered harmful to its character.
- 7.32 As the rope light is confined to the fascia of the modern extension and would not dominate the character of the building, the rope lighting is assessed as having a slight adverse impact on significance.

New Timber Cladding above the Modern Entrance

- 7.33 The proposal to install a small section of new timber cladding above the modern entrance canopy/extension is assessed as having a slight adverse impact on significance of the property. However the cladding does not attempt to replicate the appearance of the historic

building's render and would not be overly dominant. The works are required as part of the refurbishment and the significant reinvestment in the property.

Extended Rear Yard with 2.4m Timber Fence

- 7.34 The extension of the rear yard area enclosed by a 2.4 metre high timber fence is assessed as having a minimal impact on the significance of the listed building, as the fence does not affect any structures or features within the curtilage of the building that may fall within the scope of the listing.
- 7.35 A 2.4 metre fence is a substantial structure and its visual impact on the building and its setting has been carefully considered. The fence is positioned so as not to obstruct significant views of the historic building and is to the rear of the property and viable from the access road to the car park. The fence is essential for an operation purpose and extension to the year, and the fence does not appear incongruous to the property. It helps to further enclose the back of house areas which can appear as untidy.
- 7.36 The proposal is assessed as having a slight adverse to neutral impact on the significance of the listed building.

External walk in Unit

- 7.37 A new external walk in unit is proposed adjoining the modern kitchen and within the existing back of house area. The free standing unit will not impact the original fabric of the property and will be reversible when removed. The unit space is required for operational purposes to facilitate an improved customer service and experience.

Painting of the Property

- 7.38 As part of the refurbishment works it is proposed to paint the property. The render will be painted in Dulux 30YY 53/124 Ancient sandstone, and the fenestration in Dulux 40YY 20/081 Plateau Grey, and the fascia and gutters in Dulux vintage Smoke (Ref Figure 3).
- 7.39 The chosen colours are complementary and do not have an adverse impact upon the listed property.

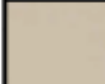
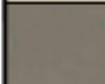
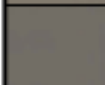
SWATCH	REFERENCE NUMBER	PAINT CODE
	P1	DULUX 30YY 53/124
	P2	DULUX 40YY 20/081
	P3	DULUX Vintage Smoke

Figure 7.11 Paint Colours

Summary

- 7.40 The proposed scheme would preserve, sustain and enhance the special character, significance, appearance and historic interest of Pentrebach House. The scale, form, design and materiality of the proposed works have been carefully considered to ensure the continued protection of the listed building and its setting.
- 7.41 The proposals adopt a sensitive and proportionate approach which prioritises refurbishment and enhancement whilst minimising impacts upon historic fabric and architectural significance. The development will secure ongoing investment into the long-term conservation and viable use of the heritage asset, ensuring the building remains an attractive, active and economically sustainable destination within the local area.
- 7.42 Overall, the proposals are considered to preserve the significance of the Grade II Listed Building and fully accord with Planning Policy Wales, Policy CW1 of the Merthyr Tydfil Replacement Local Development Plan, and wider heritage conservation objectives.

8. CONCLUSION

Heritage Summary

- 8.1 Pentrebach House is a Grade II Listed Building (Cadw Reference 11503) of moderate to high significance, combining architectural value as a mid-Victorian ironmaster's villa with considerable historical and evidential value as the residence of Anthony Hill, one of the key figures in the development of the Plymouth Ironworks and, by extension, the industrial history of Merthyr Tydfil and Wales.
- 8.2 The building's significance is primarily embodied in the character and fabric of the original Victorian house, including its external elevations, internal spatial organisation, and surviving decorative features. The modern extensions and commercial fittings introduced during the building's conversion to pub/restaurant use do not contribute to its significance and, in some cases, have had a modest adverse effect on the legibility and character of the historic building.

Assessment Conclusions

- 8.3 The proposed works have been assessed individually against the significance of the listed building in accordance with the requirements of TAN 24, the Cadw Conservation Principles, and the legislative duty under the Historic Environment (Wales) Act 2023 to have special regard to the desirability of preserving the building, its setting, and its features of special architectural or historic interest.
- 8.4 The assessment concludes that the majority of the proposed works either do not affect the significance of the listed building or will have a neutral to beneficial impact. The principal beneficial works are:
- The removal of modern partitions and fixed seating, which will restore the spatial character and legibility of the original Victorian interior;
 - The creation of a new entrance lobby within the modern extension, which improves viability without affecting original fabric;
 - The provision of improved back of house, including the provision of a new timber fence; and
 - The general decoration of the property.
- 8.5 The works requiring the most careful management are:
- The installation of a new carvery station and the relocation of toilet facilities, which have been designed and detailed to avoid damage to or obscuring of original fabric;
 - The installation of external lighting, which are fixed to minimise impact on the historic façade; and
 - The rope lighting, which is restricted to the modern lobby extension.
- 8.6 No element of the proposed works is considered likely to cause significant or irreversible harm to the special architectural or historic interest of the listed building, provided that the detailed

design and specification of those elements identified above are agreed with the local planning authority prior to implementation.

Policy Compliance

- 8.7 The proposed works are considered to be consistent with the requirements of the Historic Environment (Wales) Act 2023, Planning Policy Wales Edition 12, Technical Advice Note 24: The Historic Environment, and Policy CW1: Historic Environment of the Merthyr Tydfil Replacement Local Development Plan 2016–2031.
- 8.8 The proposals will support the continued viable commercial use of Pentrebach House as a public house and restaurant, which is itself an important contribution to the conservation of the listed building by ensuring it remains in active use and in good repair. The principle of enabling appropriate change to sustain the viable use of historic buildings is firmly established in Welsh planning policy and guidance.
- 8.9 It is therefore respectfully submitted that Listed Building Consent should be granted for the proposed works.

Boyer

