

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012

LISTED BUILDING CONSENT

To: Mr C Bounds c/o Mr Kenneth Lloyd K J Lloyd Architect 49 Coed Y Pia Llanbradach Caerphilly CF83 3PT

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 Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

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.

Date: 15th January 2026

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by The National Assembly for Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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.