

DELEGATED REPORT

Application No: P/19/0314

Site Address: 1 Morlais Buildings
High Street
Merthyr Tydfil
CF47 8UL

Development: Remove roller shutter and install a new shop front. Reinstall chimney stack and historic detailing. Repair and replace windows, repair stonework, brick wall and rendered elevations

Case Officer: Marlene Ferreira

Site Visit: 13th December 2019

Application Expiry Date: 28th January 2020

Consultation reply date expired: 30th December 2019

APPLICATION SITE

This application relates to a three storey terraced property located in the Pontmorlais area of Merthyr Tydfil Town Centre. The building has been altered overtime by unsympathetic alterations, which include the addition of roller shutters to the shopfront and the painting of original decorative features. This combined with the fact that the building is vacant (last used as a restaurant at ground floor and residential above), and has been left unmaintained for some time, has contributed to its untidy and dilapidated appearance.

The application site adjoins the neighbouring three storey attached property, 2 Morlais Buildings to the northeast, a two-storey attached property 88 Pontmorlais to the southwest, Tramroadside to the southeast and Pontmorlais High Street to the northwest. It lies within the settlement boundary – Primary Growth Area, within the Town Centre Conservation Area and within a C2 Flood Zone, as designated within the Merthyr Tydfil Local Development (LDP) 20016-2021. The property also lies within the Pontmorlais Article 4 Direction area.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the roller shutter on the existing shopfront and refurbish the premises, as follows:

- Repairs to roof tiles (including the lead work to the rear of gable to the front elevation) and erect new ridge tiles;
- Re-instate two brickwork chimneys and pots on the front and rear elevations;

- Install a conservation roof light on the side roof slope, behind the front gable (to provide access for maintenance);
- Erect new decorated hardwood bargeboards;
- Repair and redecorate existing render to flank side elevation;
- Relocate satellite dish from the front to the rear of the property;
- Carry out masonry repair to gable elevation including the stonework to pilasters;
- Repair/renew front second floor sash windows (including repairs to structural central mullion as required);
- Remove paint finish over brickwork and stonework;
- Re-instate stone fascia panel above new first floor windows;
- Erect new front hardwood timber screen (beneath new stone fascia panel) at first floor and install new thin double glazed windows (to include structural repairs as necessary);
- Repair and re-instate missing stone features on pilasters either side of shopfront;
- Install new hardwood shopfront with thin double glazed units (including structural repairs as necessary);
- Install new timber fascia and cornice on the shopfront surround;
- Replace existing windows to the rear elevation with new hardwood framed sliding sash double glazed units;
- New timber door to the rear elevation;
- Repair all stone cills;
- Replace UPVc rainwater goods with cast iron.

PLANNING HISTORY

The council's records do not indicate any other recent or relevant planning history for this premises.

CONSULTATION

Planning Division's Conservation Officer

No objection, subject to conditions.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) Order (Wales) 2012, nearby properties were consulted and two site notices were displayed in the vicinity of the site. To date, no letters of representation have been received following this publicity exercise.

POLICY CONTEXT

Local Planning Policies

- Merthyr Tydfil Local Development Plan 2006-2021

BW1 – Development Strategy – Primary Growth Area

BW4 – Settlement Boundaries/Locational Constraints

BW6 – Townscape and Built Heritage

BW7 – Sustainable Design and Place Making

BW8 – Development and the Water Environment
AS19 – Merthyr Tydfil Town Centre
TB11 – Access, Parking and Accessibility of Local Facilities

- Supplementary Planning Guidance (SPG):

SPG Note 3: Shopfront Design (May 2013)

Paragraphs 4.1 and 5.5 of the SPG refer to the principles of good shopfront design and encourage the use of traditional shopfronts and traditional style windows.

- Other Guidance:

Merthyr Tydfil Town Centre Conservation Area (June 2009)

The application site has been identified as a key historic building within the conservation area. The building, as part of the terrace of 1-6 Morlais Buildings, has been identified as having heritage value within the Town Centre Conservation Area.

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed external alterations to the premises would be acceptable in respect of their impact upon the appearance of the building and the character of the conservation area. The impact of the proposal on residential amenity is also a primary consideration.

Character and Appearance of the Area

The application site, as noted above, is a three storey building prominently located along Pontmorlais High Street, within a designated conservation area and Article 4 Area. It is also viewed in context with nearby listed buildings e.g. Wesley Chapel. However, as existing, the premises appears dated, in a poor state of repair and fails to make a positive contribution to the vitality of the town centre. The proposed development therefore seeks to revive the dilapidated appearance of the premises.

The external alterations to the property, particularly to the front elevation, would result in the introduction of important detailing and the reinstatement of historic features, such as a traditional shopfront, pilaster and cornice detailing, new chimneys and new hardwood sash windows etc. Samples of the external materials, such as ridge roof tiles and rainwater goods, etc could be sought via a condition. Likewise, a method statement for the cleaning and repair of brickwork and stone features could also be conditioned as part of any planning permission. These alterations essentially seek to reflect the historic appearance of the property and preserve its character for the future. It is therefore considered that these alterations would not only revive the appearance to the building, but would also serve to retain interest and character, particularly to its primary frontage. The resulting building would appear worthy of its recognition as a prominent premises. It would also appeal to the business rental market and contribute to the vibrancy and vitality of the Town Centre's Conservation Area, Article 4 Area and shopping environment. The proposed development, when viewed individually or as part of the wider street scene would therefore enhance and positively contribute to the character and appearance of the conservation area in accordance with LDP Policies BW6 and BW7.

Residential Amenity

The proposed works to the property relate to the reinstatement of historic features and installation of the new windows (within existing openings), etc and do not include any any external alterations which could have an adverse impact on the privacy or amenities of nearby neighbours. As such, given the nature of the proposal, the proposed alterations would not be deemed harmful to the amenities of nearby occupiers and would therefore comply with LDP Policy BW7.

CONCLUSION

For the reasons set out above, the proposed development is considered to enhance the character and appearance of the property and conservation area, and would therefore comply with the relevant policies.

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.

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Proposed Elevations and Plan, Drawing: PL003, received: 3rd December 2019;
- Proposed Shopfront Elevation, Drawing: PL004, received: 3rd December 2019.

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

3. Notwithstanding the submitted plans, **no development shall commence** until a methodology statement for the repair and cleaning of the brickwork, the repair and cleaning of the stonework, and the repair of the lead work (minimum code 4) has been submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason - In the interest of visual amenity in accordance with Policies BW6 and BW7 of the Merthyr Tydfil Local Development Plan.

4. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- windows;
- conservation style roof lights;
- roof tiles (including ridge tiles);
- rainwater goods;

The development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area in the interests of visual amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

INFORMATIVES

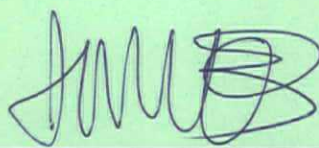
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/1/20