

Planning (Listed Buildings & Conservation Areas) Act 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012

REFUSAL OF PERMISSION

To: Darren Elliott C/o CanPlanF.a.o. Mr D Canney 18 West Grove Merthyr Tydfil CF48 8HJ

WHEREAS you did on the 15th day of July 2021 make application in writing for listed building consent in respect of the works detailed below at: 12 Nightingale Street Abercanaid Merthyr Tydfil CF48 1DX which is a building listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Name of the Applicant

Darren Elliott

Description of Proposed Development

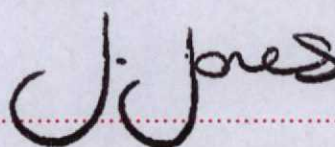
Replacement windows and door to front elevation

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

1. The proposed replacement windows and front door, by virtue of their inappropriate materials, would result in detrimental harm to the character and appearance of the listed building. The proposal is therefore contrary to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Date: 7th September 2021

Signed:.....



(Head of Town Planning)

(Please See Note on Back)

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Welsh Government in accordance with Sections 20, 21 and 22 of Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this Notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/appeal-planning-decision>). The Welsh Government has power to allow a longer period for the giving of a 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.
- (2) If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council of the district a Listed Building Purchase Notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act
- (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 Welsh Government on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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