

DELEGATED REPORT

Application No: P/21/0267

Site Address: 12 Nightingale Street
Abercanaid
Merthyr Tydfil
CF48 1DX

Development: Replacement windows and door to front elevation

Case Officer: Caroline Pulley

Site Visit: 3rd August 2021

Application Expiry Date: 9th September 2021

Consultation reply date expired: 3rd September 2021

APPLICATION SITE

The application site relates to an end of terrace dwelling, which is a two-storey Grade II Listed Building, located within the residential area of Abercanaid. The property is laid out so that the front elevation faces onto the main garden area, and the rear elevation fronts directly onto the highway of Nightingale Street. It is finished in Pennant Sandstone and has white painted timber sash windows frames and a solid timber door to its front elevation. The surrounding area to the east, west, south and north is residential in nature with buildings predominately of traditional character.

PROPOSED DEVELOPMENT

This application seeks listed building consent to replace four existing 12 pane sash timber windows on the front elevation with white uPVC box sash windows to match the existing design. The application also seeks to replace the existing front timber door with a uPVC door of a different design.

The application is accompanied by a Heritage Impact Assessment (HIA).

PLANNING HISTORY

There is no recent history relating to the application property.

CONSULTATION

The Glamorgan Gwent Archaeological Trust:	No response.
Civic Trust for Wales:	No response.
The Victorian Society:	No response.
Ancients Monuments Society:	Raises an objection to the scheme.

PUBLICITY

In accordance with statutory publicity requirements, a press notice was published within the local paper on the 12.08.2021 and a site notice was displayed within the vicinity of the site on the 03.08.2021. A letter was also sent to the adjoining residential property, 11 Nightingale Street.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 16. – (1) Subject to the previous provision of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, they grant consent, may grant it subject to conditions.

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.

(3) Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.

Section 66. - (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of

preserving features of special architectural or historic interest, and in particular, listed buildings.

Welsh Office Circular 61/96: Planning the Historic Environment: Listed Buildings and Conservation Areas

Part 1 Paragraph 11 requires local planning authorities considering applications for works which affect listed buildings to have special regard to its character and setting.

National Planning Policy - Planning Policy Wales (Edition 11, February 2021)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states that *'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.'*

Technical Advice Note 24: The Historic Environment (May 2017)

Paragraph 1.25 states *'The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.'* Paragraph 1.28 explains that there will be cases where a proposal will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development'.

Local Policy - Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking
Policy CW1 - Historic Environment

PLANNING CONSIDERATIONS

This application relates to a Grade II listed building located within Nightingale Street, Abercanaid. The main issue to consider under this application relates to the effect of the replacement windows and door on the listed building and any features of special architectural or historic interest that it may possess.

The property is situated within a terrace of six houses, all of which are listed. The listing description highlights that the property is included as an example of one of the best surviving groups of early industrial workers' housing in the region. The application building comprises two storeys with two windows at both ground and first floor levels on the front elevation with a central doorway. The materials used for the windows and door are an integral component in defining its character. The proposal seeks to replace the front windows with uPVC windows which would be 12 pane box sash. The replacement entrance door would have a solid construction with a small glazed window with a fan light above. While it is acknowledged that the applicant has attempted to replicate the design of the existing window frames, uPVC as a material would visually appear very different to timber. The use of such a finish would provide a synthetic and flat appearance that does not have the softer, grained appearance of natural timber. The door and windows are a significant feature in the front elevation of this listed building and the use of a plastic

material in lieu of timber, would fail to preserve the special architectural and historical interest of the listed building. It is appreciated that there are other uPVC windows on other listed buildings in the area, however, the considerations of this application is the effect of the replacement door and windows on the special features of its host building.

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.

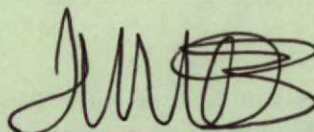
Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

REASON:

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

7/9/21