

DELEGATED REPORT

Application No:	P/25/0221
Site Address:	Berthlwyd Farm Pentwyn Road Treharris CF46 5BS
Development:	Retention of barn conversion (curtilage listed) to 2 no. holiday lets.
Case Officer:	Gareth Davies
Site Visit:	12th August 2025
Application Expiry Date:	3rd October 2025
Consultation reply date expired:	19th September 2025

APPLICATION SITE

This application relates to a building that was previously used as a barn, which forms part of a wider group of buildings within the farmyard at Berthlwyd Farm. It is acknowledged that the original farmhouse is a Grade II listed building and that given the age and relationship of the group of the group of building, the barn is considered to be curtilage listed as a consequence.

The group of farm buildings at Berthlwyd are located approximately 220m west of Pentwyn Road, Treharris. Occupying slightly higher ground they are accessed via a metalled track that runs north-west and then south-west from Pentwyn Road. The farmhouse itself sits as the northernmost in the group with the associated farm buildings including the converted barn located to the south of it.

The list description describes the property as follows: -

History

Farmhouse, C17 to C18, longhouse with byre to left, former passage entry now blocked in first bay of present house, former hall and inner room in next 2 bays and added bay to right co-eval with half of present stable attached to right, extended in C19 by another bay. C19 crosswing comes forward from former byre. The RCAHMMW plan shows a hall with fireplace backing on passage entry in upper bay of byre. Hall had winding stair to right of chimney, and partition to unheated inner room. The lean-to dairy to rear was added perhaps at same time as lower room and stable. Added barn beyond the byre creating a very long range. The chamfered hall beam with diagonal stops carries joists with similar stops, the stops indicating the site of the lost partition.

Exterior

Farmhouse, long front range, rendered with C20 uPVC windows and imitation slates. Three chimneys added crosswing to left, one bay between crosswing and first chimney, 2 bays between first and second chimneys, one bay between end chimneys. Lower outbuilding to right. First bay of main house has C20 porch in angle obscuring ground floor window. Crosswing has painted rubble stone front and later C19 paired window each floor to left, stone surrounds, C20 glazing. Rendered end gable with chimney. Cowshed and barn to left of crosswing has asbestos sheet roof. Rear centre of house has lean-to former dairy. Outbuilding at right has asbestos sheet roof, outside steps left reaching to below sill of loft door in angle to house, door head breaking eaves. To ground floor right are small square window with stone shelf over and stable door with 2 stubs of timber over for presumed pent roof. Straight joint to right and added section with small loft window and second stable door with iron lintel. Outside steps on end wall.

Reason for designation

Included notwithstanding C20 windows as an early C17 to C18 longhouse of considerable scale and character.

PROPOSED DEVELOPMENT

Listed building consent is sought for the retention of the conversion works to the barn to provide two holiday lets. Externally the original stonework to the front of the building has been restored sensitively through its repointing whilst elsewhere the stone walls have been coated with a thin lime render. The roof has been re-covered with profiled dark grey steel sheeting with renewed wooden fascia's and the single storey cat-slide at the rear has retained its stone tiled roof. The rear of one of the units has a sensitively designed glazed wall facing south. External windows and doors have been installed in anthracite uPVC, though the agent has indicated that these will be replaced in hardwood and painted in a sympathetic colour from the Farrow and Ball range.

The building has been converted into two holiday let units, the smaller unit occupies the southern element of the building and comprises living room and kitchen diner on the ground floor and two bedrooms and a shower room on the first floor. The larger unit occupies the northern part of the building and comprises kitchen, lounge, shower room and bedroom on the ground floor with a mezzanine bedroom above the bedroom and shower room adjacent the north gable of the building.

The application is supported with the following documents: -

- Green Infrastructure Statement.
- Listed Building Heritage Impact Assessment.
- Planning Statement

PLANNING HISTORY

P/25/0219 – retention and completion of conversion of cowshed to 2no holiday lets – not yet determined.

P/14/0017 – extend timescale in which development can start by 5 years (previous application P/06/0619 – renovation and conversion of farmhouse and barns to residential dwellings 5 units) – Listed Building Approval 17th June 2014.

P/14/0016 - extend timescale in which development can start by 5 years (previous application P/06/0619 – renovation and conversion of farmhouse and barns to residential dwellings 5 units) – Full Approval 17th June 2014.

P/10/0072 – Rection of agricultural building – Approval Not Required 12th April 2010.

P/06/0620 – Renovation and conversion of farmhouse and barns to residential dwellings (5 units) - Full Approval - 24th February 2009

P/06/0619 - Renovation and conversion of farmhouse and barns to residential dwellings (5 units) – Listed Building Approval - 24th February 2009.

CONSULTATION

Heneb – no objection

Campaign for the Protection of Rural Wales – no response received.

Ancient Monuments Society – no response received.

Council for British Archaeology – no response received.

The Georgian Group – no response received.

The Society for the Protection of Ancient Buildings – no response received.

The Victorian Society – no response received.

20th Century Society - no response received.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site on the 12.08.2025 and notice in the local newspaper was published on 21.08.2025. No representations have been received in respect of the proposed development.

POLICY CONTEXT

Planning (Listed Buildings and Conservation Areas) Act 1990:

Paragraph 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, if 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 as far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.

Paragraph 17. – (1) Without prejudice to the generality of section 16(1), the conditions subject to which listed building consent may be granted may include conditions with respect to-

- (a) the preservation of particular features of the building, either as part of it or after severance from it.
- (b) the making good, after the works are completed, of any damage caused to the building by the works.
- (c) the reconstruction of the building or any part of it following the execution of any works, with the use of original materials so far as practicable and with such alterations of the interior of the building as may be specified in the conditions.

(2) A condition may also be imposed requiring specified details of the works (whether or not set out in the application) to be approved subsequently by the local planning authority or, in the case of consent granted by Secretary of State, specifying whether such details are to be approved by the local planning authority or by him.

Planning Policy Wales 12

Paragraph 6.1.6 The Welsh Government's specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites.
- conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy.
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; 101 preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

Paragraph 6.1.7 It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage.

Paragraph 6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses.

Paragraph 6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival or provide it with a sound economic future¹.

Welsh Government Technical Advice Note 24: The Historic Environment

Paragraph 5.9 requires that any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed Building Consent...When considering any application for listed building consent, the local planning authority or the Welsh Ministers must 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.

Paragraph 5.13 When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
- The impact of the proposed works on the significance of the building.
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

The Merthyr Tydfil County Borough Council Replacement Local Development Plan

The relevant LDP Objectives are:

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.

The following development plan policies would apply:

- Policy SW11 Sustainable Design and Placemaking
- Policy CW1: Historic Environment.

PLANNING CONSIDERATIONS

The application seeks Listed Building Consent for the retention and completion of the conversion of a former barn/cowshed to holiday accommodation.

The Need for the Development

Though built as a barn/cowshed the building is of a size and proportion that it would no longer properly serve the needs of the farmstead, indeed the farm is now served by more recent buildings that better serve its purpose to the south of the original group of buildings. As such the building had outlived its purpose as a functioning farm building and an alternative use was and is a more favourable alternative than allowing the gradual abandonment of the building which is part of the farmstead group.

The sensitive conversion of this building to a holiday let would help to facilitate its survival as part of the farmstead group in a form of use that is encouraged under policy that supports rural diversification. Moreover, the renovation and occupation of the building would help secure its long term survival and future maintenance, which is of significant benefit to the historic building.

Impact on the Listed Building

The planning statement submitted in support of the application addresses the original shape and configuration of the building and illustrates that it was previously used as a small cowshed with six stalls and a small workshop. Historic photographs that accompany the statement confirm both the poor state of the building prior to its conversion and that in the act of conversion the applicant has made best use of existing proportions and building openings. Where this has not been possible due to sections of the building having to be rebuilt change has been sensitively managed. Internally, the changes are respectful of the original proportions of the building where original features such as the roof trusses have been retained where possible and appropriately replicated and replaced where they cannot be retained. Other features have been reincorporated into the building rather than discarded.

The application is supported with a Heritage Impact Assessment which acknowledges that though the building forms part of the farmyard group it is not individually listed. This is clear from the list description of the farmhouse which concentrates on the original farmhouse building with little reference to any of the other buildings within the group. That said, the central location of the application building is fundamental to the setting of the farmstead itself. In this respect the proposed improvements to the application building in the sensitive manner that has been applied in this case is complimentary to the setting of the main listed farmhouse. Currently the conversion of the barn has utilised upvc windows and doors, which is not deemed to be acceptable. However, the applicant has indicated that the windows and doors are to be replaced with more appropriate timber framed windows and doors with appropriate finishes. This would be considered acceptable and a more sensitive alteration to the building, of which further details would be required and can be secured by condition.

Other than the favourable improvements to the physical appearance of the building, the diversification to farm income that the conversion of the building facilitates will aid the long-term continuation of the functioning farm and contribute towards an income stream that will help maintain the principal listed structure.

It has been adequately demonstrated that the conversion of the building ensures its preservation, retaining the features of the barn and improving its overall condition. Its continued use as holiday lets helps to maintain the building in a good condition and avoid further dereliction and therefore securing its historic and cultural importance into the future in accordance with Policy CW1 of the LDP. Additionally, it meets the objectives of the Planning (Listed Buildings and Conservation Areas) Act and TAN 24, to have special regard to the desirability of preserving the building and any features of special architectural or historic interest which it possesses.

Other matters

Heneb have referenced planning application P/06/0620 and P/14/0016 both of which covered the wider farm complex area and both of which involved the conversion of the building subject of this application. Whilst not objecting to the current proposals concern is expressed that under the earlier applications there was an opportunity to evaluate the archaeological significance of this building and as the works have now been carried out and the proposal is retrospective that opportunity has been lost. Consequently, it is likely that any archaeological deposits at the site would be damaged, destroyed or lost given the lack of archaeological cover. Whilst this is acknowledged and correct, the application falls to be considered on the merit of the scheme itself as it currently stands and the proposals are considered otherwise acceptable in terms of their impact on this curtilage listed structure.

CONCLUSIONS

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.

Though for the greater part retrospective, the conversion has been undertaken in a manner that is sensitive to the building itself and also sensitive in its impact on the listed farmhouse. There is a need to secure some alterations to the doors and fenestration, but these are matters that can be adequately dealt with through the application of conditions to any consent that might be granted. For the above reasons, the following recommendation is made:

RECOMMENDATION: **LISTED BUILDING CONSENT BE GRANTED** subject to the following **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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 19.12.2025