

Methyr Tydfil County Borough Council
Planning Department
Pentrebach
Merthyr Tydfil
CF48 4TQ

23 March 2021

Dear Sir/Madam

Re: Application for a Lawful Development Certificate for a Proposed use or development Town and Country Planning Act 1990: Section 192, as amended by Section 10 of the Planning and Compensation Act 1991. Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I have been instructed by the applicant, UK Paragon Ltd to lodge an application for a Certificate of Lawfulness for a proposed use at Mackintosh Hotel, Aberfan Road, Aberfan, Merthyr Tydfil, CF48 4QJ.

Whilst there is no compulsion to apply for an LDC where a use is lawful, the applicant would like to formally establish with the local planning authority that the use of the first and second floors as an apart hotel is lawful.

The following plans and documents are enclosed:

- Site location plan;
- Existing floor plans;
- Proposed floor plans; and
- Application form.

The proposal relates solely to the use of the first and second floors, as the existing A3 use will be retained on the lower ground floor and ground floor.

The existing first and second floors benefit from a well established lawful use as a hotel. The existing ground floor and first floor benefitted from 7 bedrooms and a function room. The property is of a solid construction and given the physical condition of the building as defined by virtue of The Town and Country Planning (Use Classes) Order 1987 (as amended) the lawful use of the first and second floor is one of a hotel use, that is defined as C1.



The current proposal is for the conversion of the first and second floors of the hotel to a 9 bedroom serviced apart hotel. The rooms will be serviced and will be managed by an operator that will function in the same way as a C1 hotel use. The serviced rooms will be available for short term stays with equipped kitchen facilities. Due to the nature of the use it is commonly accepted that apart hotels are defined as a C1 use.

Given the above the proposed use of the first and second floor as an apart hotel (C1 use) there is no reason why a Lawful Development Certificate for the proposed use cannot be issued.

I trust that you have sufficient information to validate the application, but should you require any further information, please do not hesitate to contact me.

Yours faithfully

Lloyd Jones

Lloyd Jones MRTPI