

DELEGATED REPORT

Application No:	P/23/0150
Site Address:	Pandy Farm Brecon Road Merthyr Tydfil CF47 8PA
Development:	Amendment of paint colours to window cills, rainwater goods, door surrounds and timber doors
Case Officer:	Rebecca Owens
Site Visit:	21st June 2023
Application Expiry Date:	31st August 2023
Consultation reply date expired:	13th July 2023

APPLICATION SITE

This application relates to a farmhouse, stables and barn (which are Grade II Listed buildings) and which form part of a complex of listed buildings. The complex is located opposite the main entrance to Cyfarthfa Castle and abuts Brecon Road to the north, Cyfarthfa Road to the east and Pandy Close to the south and west. The former farm estate was associated with Cyfarthfa Castle and Ironworks which forms part of its historic importance.

PROPOSED DEVELOPMENT

Listed building consent is sought to amend the paint colours to window cills, rainwater goods, door surrounds and timber doors on the aforementioned buildings. These are identified in drawing number 3-0150.

At present these are painted a mustard yellow colour and it is proposed to replace this with a pale green, in reference to the colour palette of Cyfarthfa Castle.

PLANNING HISTORY

The relevant planning history is detailed below:

P/22/0317	Re-roofing of the south stables, coach house stables and coach house, to relay the slate roof, provide new ridge details, eaves boards and gutters. Insert conservation rooflights Granted Listed Building Consent subject to conditions on 15 June 2023
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- P/22/0315 Re-roofing of the south stables, coach house stables and coach house, to relay the slate roof, provide new ridge details, eaves boards and gutters. Insert conservation rooflights
Granted planning permission subject to conditions on 7 July 2023
- P/22/0102 New access gate
Granted planning permission subject to conditions on 6 June 2022
- P/22/0090 Reconfiguration and internal works and repair, refurbishment and replacement of windows
Granted Listed Building Consent subject to conditions on 27 June 2022
- P/22/0089 New access gate
Granted Listed Building Consent subject to conditions on 27 June 2022

CONSULTATION

The following bodies were consulted and their responses are presented below:

CADW	No objection on impact to surrounding historic assets
Glamorgan Gwent Archaeological Trust	No objection
Civic Trust for Wales	No response
Royal Commission of the Ancient and Historical Monuments of Wales	No response
The Society for the Protection of Ancient Buildings	No response
The Victorian Society	No response
Merthyr Tydfil Heritage Trust	No response

PUBLICITY

In accordance with statutory publicity requirements, a press notice was published within the local paper on the 22nd June 2023 and two site notices were displayed within the vicinity of the site on the 21st June 2023.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

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 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.

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 (2017) is also of relevance.

- Chapter 5 paragraphs 5.9-5.17 provide detailed guidance on listed building consent.
- Paragraph 6.3 states that local planning authorities must give special attention to the desirability of preserving or enhancing conservation areas when taking planning decisions. Whilst in relation to town centres paragraph 6.6 places an emphasis on controlled and positive management of change that encourages economic vibrancy

and social and cultural vitality, and accords with the area's special architectural and historic qualities.

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment

PLANNING CONSIDERATIONS

The main issue to consider under this application relates to the effect of the works on the character and appearance of the listed buildings.

According to the Heritage Impact Assessment (HIA) submitted with this application the existing mustard paint colour was introduced in the latter half of the 20th Century or even early 21st Century and has no historical or architectural precedent or significance. As such, in heritage terms it concludes that this colour has no significance to the importance of the character and appearance and historical and architectural merit of the building. The HIA sets out what has been done to identify the historical colour scheme but this has proven difficult to establish. The pale green colour has been proposed to reflect the colour scheme visible on Cyfarthfa Castle and evidence of a green colour has been identified on the door lining of the coach house.

The application site is located opposite the main entrance to Cyfarthfa Castle which is Grade I listed and located within a Registered Park and Garden. As noted above Pandy Farm is a former estate farm associated with the castle and Ironworks and is integral with the setting of the registered park and garden. Whilst the proposal would be visible from the entrance area and adjacent boundary given the above considerations, the proposal would not result in any adverse impact to the setting of registered park and garden.

Given that the existing mustard paintwork is a latter addition, it is considered that the replacement of this with an appropriate alternative would not harm the character or historical importance of the buildings. Indeed the introduction of a pale green to link the complex of buildings with Cyfarthfa Castle may in fact result in an enhancement and create a visual, as well as historic link between Pandy Farm and Cyfarthfa Castle.

Accordingly the following recommendation is made:

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

1. The development hereby granted consent shall be begun not later than the expiration of five years beginning with the date of this consent.

Reason - To comply with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.

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

Drawing Title: Farmhouse - paint colour amendments, Drawing Number: 3-0150
Rev. A, Amended Plan Received on 6 July 2023.

Heritage Impact Assessment - Proposed change to paint colour on rainwater
goods, doors and window sills, May 2023, prepared by Sam Hale on behalf of ROA,
Received on 5 June 2023.

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

3. **Before work commences** details of the exact method(s) of paint removal shall be
submitted to and approved in writing by the Local Planning Authority. All works
shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special
architectural and historic interest and integrity of the building under Section 16 of
the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. **Before work commences** details of the paint(s) to be used and the exact paint
colour shall be submitted to and approved in writing by the Local Planning
Authority. All works shall be completed in accordance with the approved details.

Reason - To ensure that special regard is paid to protecting the special
architectural and historic interest and integrity of the building under Section 16 of
the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 24.08.2023