

DELEGATED REPORT

Application No:	P/25/0217
Site Address:	6 Nightingale Street Abercanaid Merthyr Tydfil CF48 1DX
Development:	Replace composite slate roof tiles and rainwater goods with like for like, renew facias and repair works to existing chimneys.
Case Officer:	Marlene Ferreira
Site Visit:	20th August 2025
Application Expiry Date:	22nd September 2025
Consultation reply date expired:	27th August 2025

APPLICATION SITE

The application site relates to a terraced property, 6 Nightingale Street, located in the area of Abercanaid. The property has a cottage appearance and is finished with stonework elevations, composite roof tiles, UPVC rainwater goods and UPVC windows and doors. The property's rear elevation is west facing and sited hard up to the rear highway, Nightingale Street. Its frontage is east facing and accessed via a shared walkway which runs along the front of this property (and others in the row) and overlooks a front garden area (separated from the house by the shared walkway).

The application property is the end of terrace in a row of residential cottages, grouped from 1-12 Nightingale Street, all of which are Grade II Listed Buildings, following their listing in 1975. It is part of an early group of industrial housing in Abercanaid, and is considered to be one of the best surviving groups of early industrial workers' housing in the region. Built between 1852 and 1861, possibly by the Plymouth Iron Company to house workers employed at the Abercanaid Pit and Pentrebach Forge during Merthyr Tydfil's rapid expansion, the properties are listed for their group value and representation of early industrial housing typologies in South Wales.

The heritage value of the application dwelling and adjoining properties lies in their collective character not only due to their historic association with 19th-century industrial workers' housing but also due to their consistent proportions, which is mostly made of uniform roofscape, traditional scale, and simplicity of detailing. Indeed, the terrace forms part of the streetscape of Abercanaid, illustrating the social and architectural story of the period of original construction and up to current times.

The properties, when originally constructed, were double fronted and made up of square rubble stone elevations (front, rear and side at the 4 end of terrace properties), slate roof, stone chimneys and stone end stacks, with small-paned timber sash windows. Such materials were locally available at the time of original construction and would have been cheap low-value materials.

The terraced row however has undergone unsympathetic alterations over time. This has evolved incrementally, even since their listing in 1975. Whilst each dwelling has maintained a broadly consistent exterior appearance, the gradual changes to material finishes has resulted in numerous insensitive alterations. Specifically, out of the 12 listed properties, 8 now have dark grey or reddish/brown composite slate roof, and 4 have dark brown cement roof tiles. The application dwelling itself has composite slate tiles since around 1975 (when the properties were designated listed buildings). Likewise, rainwater goods and windows forming part of the application dwelling and other neighbouring properties, are largely made up of UPVc/plastic materials.

PROPOSED DEVELOPMENT

This application seeks planning permission to replace the existing roof covering, renew fascias and rainwater goods and repair the existing chimneys. A listed building application, P/25/0218, for these works is concurrently being considered alongside this planning application.

Specifically, the works would include:

- Install new breathable membrane 'felt' and treated / tanalised timber battens beneath tile covering. This would not result in changes to the existing roof support system, in terms of beams, joists or roof plates and as such, would result in no change to the existing roof profile;
- Replace existing composite slate tiles with new composite slate tiles, comprising of a similar size, colour and profile to the existing. This would include new ridge tiles of a higher quality, some 'vent tiles' to assist with the ventilation of the internal roof void area, and a dry capping system to be supplied and fitted to ends of tiles;
- Renew existing white UPVc fascia with black UPVc fascias, to match the dimensions and profile of those existing;
- Replace gutters and downpipes with black UPVc gutters of the same design (heritage half-round profile);
- Repair the 2 existing chimneys to include repointing and unobtrusive capping at the top. New lead flashing would also be fitted at the base where it joins the roof tiles;

The works, as detailed above, is required to ensure the upkeep and maintenance of the property in the long term. The information submitted with the application (Heritage Impact Assessment) confirms that a survey of the property's roof was carried out, and it concluded that there was damage to the edges of various tiles. However, targeted repairs was no longer considered a viable solution on a roof covering that's over 50 years old. Furthermore, given the deterioration of the roof, there is water ingress into the property

and a build-up of condensation in the roof area. Likewise, the pointing on the existing chimneys is deteriorated and degraded. This has also resulted in water ingress into the property. The proposed works are therefore required to preserve the existing property and prevent it from falling into further disrepair.

PLANNING HISTORY

The following planning history is the most recent and relevant for this site:

P/04/0653 – Install 7 UPVc windows and 2 UPVc doors – Approved: 12th April 2005

CONSULTATION

Conservation Officer No objection, subject to conditions.

Ecology Officer No objection, subject to the submission of additional information/conditions.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the adjoining property and a site notice was displayed within the vicinity of the site. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed alterations to the property would comprise an acceptable form of development with regards to their impact upon the character and appearance of the property and the wider street scene. The impact of the proposal upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed development, as detailed earlier, seeks to replace the existing roof covering, fascias and rainwater goods with the use of modern materials, in this instance, composite slate tiles, and UPVc fascias and rainwater goods. The proposal also includes repair works to the 2 existing chimneys. With regards to the proposed works to the chimneys, it has been noted that the existing chimneys would remain intact, but would be repaired, repointed and capped to further reduce water ingress opportunities into the property. These works would not only seek to protect the character and appearance of the listed building, but would also ensure the long-term maintenance of the property, and these works would therefore be supported.

With regards to the proposed works to the roof, fascias and guttering, it is recognised that the use of modern materials are not generally appropriate for use on a listed building. Indeed, they would not be reflective of the traditional materials used for the original 19th century construction of the property, which would have featured a natural slate roof, cast iron rainwater goods and timber windows. It is important to note however that whilst such materials would not normally be accepted, the existing roof covering, fascias and rainwater goods, are indeed, also modern interventions, dating from the late 20th century, and therefore themselves, do not form part nor do they reflect, the property's original or early historic fabric. It is also important to re-iterate that these materials appear to have been present for several decades, both on the application dwelling, and on neighbouring properties along this row, and now represent the established appearance of the building and wider listed terrace. Thus, whilst it is acknowledged that the chosen materials would not normally be a suitable replacement material for a listed building, the works described do not seek to introduce a new or different material palette, but instead, seeks to replace inappropriate modern materials with similarly inappropriate modern materials, on a strictly like-for-like basis, with no change to the roof form, pitch, ridge height, eaves detail or overall appearance.

Having assessed the nature of the works, its impact on the existing property, and following consultation with the Council's Conservation Officer, it is considered that the proposed works would not be deemed to cause additional harm to the special architectural or historic interest of the building beyond that which has already occurred. The Council's Conservation Officer has noted that *'...the evidential value of the asset is preserved, as no historic fabric of significance is lost, the historical and aesthetic values are sustained through the retention of the building's established form, scale and roof profile, and the group value of the terrace is maintained through consistency with adjoining properties, many of which display comparable modern roof coverings and rainwater goods...'* The Conservation Officer goes on to conclude that the proposed works *'... would have a neutral impact and would secure the long-term weatherproofing and structural protection of the building, thereby contributing positively to its ongoing conservation and continued residential use. On this basis, the proposals are acceptable in heritage terms...'*

The proposed works would therefore be considered to preserve the character and appearance of the listed building, as existing, and ensure the upkeep of the property, thus positively contributing to its character and appearance and that of the wider area. As such, the proposed development would be considered acceptable and would comply with LDP Policies SW11 and CW1.

Residential Amenity

The impact of the proposed development on the residential amenities of surrounding occupants has been considered. In this respect, given the nature of the works, which would not comprise of any new extensions or new window openings, the proposed development would not be considered to have any additional or adverse impact in terms of overbearing, loss of light or loss of privacy impacts, upon the nearest neighbouring occupiers. In this respect, it should be noted that no objections have been received with regards to this proposal. The proposed works to the property would therefore be acceptable in respect of its impact upon the amenities of nearby occupiers and would accord with LDP Policy SW11.

Ecology

The proposed development was considered by the Council's Ecologist and it was requested that a Preliminary Roost Assessment (PRA) for bats and nesting birds be submitted in support of the application. Given that the works are proposed on a residential property, where many developments can be undertaken without planning permission, the request for a PRA would be considered unreasonable in this instance. However, it is noted that a hedgerow would be planted along the southern boundary, 2 north facing bird boxes would be erected in the trees (at least 3m above ground), a bug hotel would be installed near the proposed hedgerow and hedgehog passages would be created in the garden, as shown on the submitted plans. These enhancement works would be in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' and would therefore be welcomed.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). A GIS report has been submitted with the application, which recommends the planting of a hedgerow, installation of bird boxes, installation of a bug hotel, and the inclusion of hedgehog passage in the garden (as mentioned above). The proposed ecological enhancements would contribute to the wider green infrastructure objectives. Thus, the proposed development would be considered acceptable and accord with LDP Policy EnW1.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Proposed Plans, Elevations and Sections, Drwg no: Nightingale 6 FP 01B, received: 28th July 2025;
- GIS & Biodiversity Enhancement Scheme report, received: 28th July 2025.

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

3. Prior to the completion of the works hereby approved, the enhancement measures proposed, as annotated in the submitted plans ('Proposed Plans, Elevations and Sections, Drwg no: Nightingale 6 FP 01B, received: 28th July 2025), shall be implemented and shall be retained thereafter in perpetuity.

Reason - To protect the natural environment and important habitat in accordance with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 19.02.2026