

DELEGATED REPORT

Application No:	P/25/0218
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:	14th January 2026
Consultation reply date expired:	31st December 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 planning application, P/25/0217, for these works is concurrently being considered alongside this listed building 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

Glamorgan Gwent Archaeological Trust	No objection.
--------------------------------------	---------------

CADW	No response.
------	--------------

Civic Trust for Wales	No response.
-----------------------	--------------

Victorian Society	No response.
-------------------	--------------

Merthyr Tydfil Heritage Trust	No response.
-------------------------------	--------------

Royal Commission on the Ancient and Historical Monuments	No response.
--	--------------

Historic Places and Buildings (formerly known as The Society for the Protection of Ancient Buildings or Ancient Monuments Society) have raised the following concerns:

‘...we object to the use of UPVc fascia boards. The list description makes it clear that this house is part of a wider group that is considered to be the best surviving groups of early industrial workers' housing in the region. It is therefore important that appropriate materials are used to sustain the historic and architectural interest of the listed buildings within the group. The adjacent listed building at no 7 has used uPVC fascia boards and this clearly shows how it has created an anachronistic and detracting appearance to the historic character of that building...’

PUBLICITY

In accordance with the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024, a letter was sent to the adjoining property, a site notice was displayed within the vicinity of the site and a press notice was published in the local newspaper on 14th August 2025. No letters of representation have been received in response to the publicity exercise.

POLICY CONTEXT

National Development Framework

- The Future Wales – the National Plan 2040

This document 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 Policy

- Historic Environment (Wales) Act 2023

Section 96 – (1) On determining an application for listed building consent, a planning authority or the Welsh Ministers may grant or refuse consent.

(2) In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving:

- (a) the listed building to which the application relates,
- (b) the setting of the building, and
- (c) any features of special architectural or historic interest the building possesses.

(3) Listed building consent has effect for the benefit of the listed building and the land on which it is situated, and of all persons for the time being interested in the building and land; but this is subject to the terms of the consent.

Section 97 - (1) Listed building consent may be granted subject to conditions.

(2) A condition may, for example, require:

- (a) particular features of the listed building to be preserved, either as part of it or after severance from it;
- (b) any damage caused to the building by the works to be made good after the works are completed;
- (c) the building or any part of it to be reconstructed after any works are carried out, using original materials so far as practicable and making any alterations to the interior of the building specified in the conditions.

- 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 (PPW) (Edition 12, February 2024)

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 (TAN) 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 Planning 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

The issues to consider under the assessment of this application relate to whether the proposed works would adversely affect the special interest, character or setting of the Grade II Listed Building.

The existing property is an important building in the history of Abercanaid, since its listed status is recognised for its group value. Although unsympathetic alterations have been made to the property overtime, as described earlier, it nevertheless retains a uniform character and appearance with the other properties. The renovation of the property is welcomed, however, it is important to consider the impact that such works would have on the character and appearance of the property and the wider row given their listed status.

The proposed development 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.

It is also important to note that the HIA report sets out the justification for these proposed works and for the chosen materials.

The report explains that targeted repairs are no longer viable given the age and condition of the roof, and the existing composite roof tiles have therefore reached the end of their operational life cycle. Recent survey work carried out showed evidence of damage to edges of various tiles, including their fixings, which are also very worn or missing. Due to the dilapidated state of the roof, water has entered the building. This is also the case for the chimneys. Whilst the two chimneys are non-operational, they are both deteriorated and degraded, allowing water to enter the building. Both chimneys are in need of repointing and lead flashing. To further protect the property, the chimneys would need to be capped at high level (making this alteration inconspicuous when viewing the property from the street scene), which would prevent any adverse impact upon their heritage value and maintain their current skyline appearance.

With regards to the chosen materials, the report clarifies that the selection of the proposed materials, i.e. composite slate tiles, UPVc rainwater goods and fascias, would reflect the existing materials ensuring no material changes to the existing property. Indeed, the materials would match the tile size, colour and profile, which would ensure no change to the existing appearance of the roof or its profile. The report also goes on to state that the chosen materials would match that on other existing listed properties along Nightingale Street. As referred to earlier, the roof materials of other properties in the terrace are either composite slate tiles or cement tiles. Likewise, the rainwater goods are either white or black UPVc, mostly half-round guttering. Only one of the properties along the street appears to have a down pipe, which appears to be aluminium. Thus, the majority of fascia materials are consistently white or black UPVc. The report highlights that by maintaining the same 'like for like' roofing tiles, rainwater goods and fascias, would ensure consistency throughout the majority of the terrace and therefore ensuring the same streetscape is maintained. Furthermore, the chosen materials would work as efficiently as traditional and historical materials normally used, but would be more lightweight, durable, require less maintenance and ultimately less expensive than natural slate roof tiles and cast-iron rainwater goods. The HIA report concludes that *'...proposed works are necessary, essential maintenance, not development nor alteration. They are like-for-like replacements that secure the building's continued use and structural integrity, preserve the terrace's evolved and established architectural rhythm and visual coherence, and cause no harm to the special architectural or historic interest of the listed property. The building's significance for human habitation will be maintained and its contribution to the terrace and wider streetscape would be sustained...'*

Having assessed the nature of the works, its impact on the existing property, the HIA report and following consultation with the 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 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.

CONCLUSION

The proposed works, for the reasons discussed above, are necessary works to the Grade II Listed Building, which would be carried out whilst preserving the special interest and architectural merit of the property, as existing.

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 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 98(1) of the Historic Environment (Wales) Act 2023

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;

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

3. **Prior to the commencement of development** the following samples/details to include section details and colour finishes, shall be submitted to and approved in writing by the Local Planning Authority:

- roof tiles;
- fascias;
- rainwater goods.

The development shall be carried out in accordance with the approved details.

Reason - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023 and to accord with Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to the commencement of the development** the proposed repairs, repointing and unobtrusive capping of the chimneys, shall be carried out in strict accordance with a method statement (specifying the details of the repair, repointing and unobtrusive capping), to be submitted to and approved in writing by the Local Planning Authority.

Reason - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023 and to accord with Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 19.02.2026