

Internal Memo

To: Rebecca Owen, Planning Officer

From: Moira Lucas, Conservation Officer

Date: 30-12-19

Planning Application: 190312-Pentrebach House, Pentrebach, Merthyr Tydfil.

Proposal: Replacement of 75 No. timber framed windows with UPVC windows.

I offer the following observations and comments for your consideration:

The application site was included in the list of buildings of special architectural or historic interest in 1975, as compiled by Cadw, the Welsh Governments Historic Agency. The building is designated as a grade II structure. The building is currently used as an Inn and restaurant.

The proposal is for the replacement of 75 No. timber framed windows with UPVC windows.

The applicant has submitted 2 No. drawings – existing and scheme proposals and a planning and heritage asset statement.

Site background

Pentrebach House is a mid C19 ironmaster's mansion said to have been built in 1850 for Anthony Hill (died 1862) of the Plymouth Ironworks. The house is a substantial late Georgian to Italianate country house but was sited right up against the southern boundary of the industrial area. It was occupied by N.F. Hankey, owner of Plymouth Collieries in earlier C20. Used as old people's home by council until 1974 then proposed for demolition, converted to inn in late C20.

The large villa, now restaurant, has a painted stucco Italianate classical style, with slate roof and stuccoed end stacks and 2 stacks on front roof slope, the right end stack has been rebuilt much smaller in C20.

Pentrebach House consists of two storeys, seven bays with projecting sections in second and sixth bays. Angle quoins to main range and to the two projecting bays, moulded cornice and parapet. Plate glass sash windows without surrounds, fine stucco pedimented doorcase in right projection with moulded architrave and pediment on console brackets, C20 glazed doors. Seventh bay has added later C19 2-storey canted bay with plate-glass sashes, cornice and parapet carried around. Ground floor centre has large C20 conservatory-style addition across the 3 bays, formerly with sash windows as elsewhere.

Also at the time of listing, various additions to the end walls and rear, end walls with first floor and attic window each. The 1876 OS map shows originally one rear projection to centre right, now there is another of equal or larger size to left.

Interior of the ground floor is wholly altered.

Cadw's reason for inclusion in the list is Pentrebach remains as a substantial house in late Georgian style and also as a surviving example of the house of a significant ironmaster of the mid nineteenth century.

The application for planning permission has been accompanied by a planning and heritage asset statement.

Analysis:

The planning application shows the location of each window being replaced and is supported by a brief narrative in the submitted statement.

There is an absence of a condition survey of the existing windows, which would be reasonably expected given the historic status of Pentrebach House. Finally, section drawings of details, such as the proposed windows, should be submitted at a scale of 1:50 or 1:100.

The complete and entire removal of the existing timber windows and replacement with UPVC windows is not justified in the statement. Reference to areas of rot within in the existing frames is not documented or evidenced. A lack of maintenance is insufficient to justify such a removal.

Additionally, the use of plastic compounds and silicone filler is entirely at odds with traditionally built structures, regardless of its listed status.

Finally, the submitted statement still refers to English legislation and pertinent policies from Merthyr Tydfil's CBC Local development plan are not referenced, other than in general terms. An explanation of how the proposal accords with the adopted Local Plan is required.

I attach again, the relevant planning policies that should be taken into consideration for planning permission for the above cited proposal.

As the application site is in Wales, it is expected that Welsh Statutory guidance is understood and referred too. The following legislation and link attachments are below:

[Planning Policy Wales](#) and [Technical Advice Note 24: The Historic Environment](#).

And Cadw guidance: managing change to listed buildings in Wales:

<https://cadw.gov.wales/sites/default/files/2019-05/20170531Managing%20Change%20to%20Listed%20Buildings%20in%20Wales%2024303%20EN.pdf>

Owners and applicants must also take account of Cadw's conservation principles in developing a scheme for change:

<https://cadw.gov.wales/advice-support/conservation-principles/conservation-principles>

The application as submitted, is considered contain an insufficiently assessed proposal. Furthermore, it does not refer to Welsh legislation or the Planning (Listed Building and Conservation Areas) Act 1990.

As such the application is recommended for **refusal** as the proposal is considered to be directly harmful to the character and appearance of Pentrebach House and the proposed loss of historic fabric, too great for what is a non-renewable resource.

If anything I have written is unclear or requires further explanation, please don't hesitate to contact me.

Regards,

Moir.