

PLANNING AND HERITAGE ASSET STATEMENT

PROPOSED WINDOW REPLACEMENT

TABLE TABLE RESTAURANT

PENTREBACH HOUSE

PENTREBACH

MERTHYR TYDFIL

102:19

November 2019

PLANNING STATEMENT

1. **Introduction**

- 1.1 The proposal is a Full Planning Application / Listed Building Application to replace a number of windows due to their poor condition at the above Table Table site

2. **Design Statement**

Surrounding area and context

- 2.1 The site is located at Pentrebach House, Pentrebach, Merthyr Tydfil CF48 4BD. The building is currently used as a Table Table restaurant owned and managed by Whitbread plc. The building is set in a lawned area with nearby trees and car-parking. The restaurant forms part of a wider Premier Inn facility.
- 2.2 A number of the existing windows (75no.) noting that some of these are combination windows (conservatory area), which are in need of replacement due their poor condition as shown on the application drawings. It's noted that, on inspection, the condition of the windows is variable with rot evident to a number of windows.



West



South



East



North

Existing Elevations

3. Proposal

- 3.1 It is intended that the replacement windows generally match the existing windows using white PVCu double glazed units. These windows are to be designed so as to fit into existing reveals retaining the stone painted cills. The design of the windows is to match the existing configuration.
- 3.2 No structural alterations are envisaged in the carrying out of these works which are to be carried out by a FENSA approved contractor.

4. Access Statement

- 3.1 Existing provisions associated with the hotel exist giving full disabled access in accordance with DDA and Building Regulation requirements. The hotel is designed to be in conformance with the Building regulation requirements.

5. Planning Policy

- 4.1 The proposal is in full conformance with planning policies

5. Consultations

- 5.1 As the proposal has no planning effect no formal consultations have taken place with the Local Authority prior to this application.

HERITAGE ASSET STATEMENT

6. **The building has a Grade II Listing**

6.1 **Background**

HB Architects have been engaged by Whitbread plc who own Pentrebach House to review and advise on the replacement of windows. The building is used as a Table Table restaurant which supplements the adjacent Premier Inn Hotel.

6.2 **Statement**

National planning policies on the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF), this document was first published in March 2012, revised in July 2018 with the latest update being February 2019.

The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regards to designated heritage assets, "greater weight should be given to the asset's conservation". The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of the designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings and Grade I and II* registered parks and gardens and world heritage sites, should be wholly exceptional (NPPF, para 194). Therefore preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

We would confirm that in order to make this application the site and its immediate environment were visited on 17th October 2019. A number of photographs were taken at the time of that visit, these are invaluable as they provide a historic record of the building prior to any alterations taking place. I particular detailed photographs were taken of the windows.

6.3 **History**

From records it's noted that the original building was built in 1850 for Anthony Hill of the Plymouth Ironworks. The house is cited in the listing as a "substantial late Georgian to Italianate country house". As well its original residential purpose the building has also been used for an old people's home and, following proposals to demolish the building in the mid 1970's it was converted into its current use as a restaurant / public house.

6.4 **Exterior Appearance**

The building is generally two storey having a rendered appearance surmounted by a slate roof. There are quoins to the various cornered returns with a moulded architrave running around the building at high level with generally a parapet to the eaves. There are single storey projections forming enlargement to the ground floor areas with these projections generally following the architectural form of the two storey areas. The windows are painted timber, generally sliding vertical sash format set into the rendered wall with possibly stone painted sills.

6.5 **Reason for Listing**

It's noted that the reason for listing are cited as "Included as a substantial house in late Georgian style, of interest also as surviving example of the house of an ironmaster of the mid C19".

6.6 **Assessment**

The proposed works will needless to say impact on the heritage asset. Care, however, is being taken so as to have minimal impact upon the historic fabric of the building, and to minimise any impact upon the setting and appearance of the building. By design we're looking to minimise any significant impact on the external appearance of the building and although uPVC windows are proposed these are to be in the same architectural style as the existing windows with little or no

alterations to the main structure. The window materials are an obvious change from the original thus allowing ease of recognition that they are not part of the original structure.

7. **Conclusion**

It is believed that the proposals meets with all Local Plan Requirements, and have no effect on the overall neighbouring areas and as such consider that this proposal is worthy of support.