

Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012

LISTED BUILDING CONSENT

To: XL Property Ventures Ltd c/o DRY Architects Ltd F.a.o. Ms L Yates 48 Charlotte Street London W1T 2NS

WHEREAS you did on the 28th day of May 2019 make application in writing for listed building consent in respect of the works detailed below at: Capel Salem Kingdom Hall 20 New Castle Street Merthyr Tydfil CF47 0BH which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

XL Property Ventures Ltd
F.a.o. Ms L Forsyth
Kingdom Hall
20 New Castle Street
Merthyr Tydfil

Description of Proposed Development

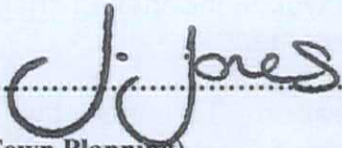
Conversion of building to 6 No. 1 bedroom flats, demolition of two storey rear extension, construction of first floor extension, installation of cupola on the roof, renovation of building exterior and internal alterations (Listed Building Consent)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning authority hereby **CONSENT** to the proposed development works being carried out in accordance with the plans submitted with the said Application, subject to compliance with the condition(s) (if any) specified below:

CONDITIONS

Please See attached

Date: 16th September 2019

Signed:.....
(Head of Town Planning)

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 No. 9433/05 Rev P2 - Demolition and Infill Plans (Received 09.07.2019)
- Drawing No. 9433/06 Rev P1 - Existing and Proposed Front Elevations (Received 28.05.2019)
- Drawing No. 9433/07 Rev P3 - Existing and Proposed Rear Elevations (Received 09.07.2019)
- Drawing No. 9433/08 Rev P1 - Existing and Proposed Side Elevations (Received 28.05.2019)
- Drawing No. 9433/09 Rev P1 - Existing and Proposed Section A-A (Received 28.05.2019)
- Drawing No. 9433/10 Rev P2 - Existing and Proposed Sections B-B (Received 04.07.2019)
- Drawing No. 9433/11 Rev P4 - Existing and Proposed Sections C-C & D-D (Received 12.09.2019)
- Drawing No. 9433/12 Rev P3 - Proposed Ground and First Floor Plan (Received 09.07.2019)
- Drawing No. 9433/13 Rev P3 - Window Details (Received 12.09.2019)
- Drawing No. 9433/14 Rev P1 - Window Details (Received 28.05.2019)

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

- 3 **Before work commences** on the external fabric of the listed buildings, a Method Statement detailing the schedule of works and finishes, shall be submitted to and approved in writing by the Local Planning Authority, which shall include the following:

- (a) Masonry repairs including mortar and render recipe;
- (b) finishes of timber framed windows;
- (c) code 4 lead flashing with patination oil;
- (d) and, finishes to external doors and door frames.

All works undertaken shall be implemented in full, in accordance with the approved Method Statement.

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.

Condition 3 discharged on 9.12.19 - App. No. P/19/0293.

CONDITIONS (Continued)

- 4 **Before work commences** a Method Statement detailing the schedule of works for the restoration of the following existing internal fabric, shall be submitted to and approved in writing by the Local Planning Authority:

- (a) Plasterwork;
- (b) Ceilings;
- (c) Flooring;
- (d) Internal brace doors and door frames;
- (e) Details of electrical and mechanical equipment.

All works undertaken shall be implemented fully in accordance with the approved Method Statement.

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.

Condition 4 discharged on 9.12.19 - App. No. P/19/0293.

- 5 **Prior to the construction of the first floor rear extension** hereby approved details/samples of the materials to be used in the construction of the external surfaces of the extension and Cupola shall be submitted to and approved in writing by the local planning authority. Development shall be carried out 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.

Condition 5 discharged on 9.12.19 - App. No. P/19/0293.

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to The National Assembly for Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The National Assembly for Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly for Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by The National Assembly for Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by The National Assembly for Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

N.B. INFORMATIVE

Building materials delivered to the site of application shall not be deposited nor stored on the highway unless the prior consent of this Authority's Engineering Manager has been obtained.