

HISTORIC ENVIRONMENT (WALES) ACT 2023

LISTED BUILDING CONSENT

To: Ms Zoe Thomas c/o Miss Clare Phillips Purcell 6 St Peter's Court Bristol BS3 4AQ

WHEREAS you did on the 12th day of December 2025 make application in writing for listed building consent in respect of the works detailed below at: Cyfarthfa Castle Cyfarthfa Park Merthyr Tydfil CF47 8RE which is a building listed under Part 3, Section 6 of the Historic Environment (Wales) Act 2023.

Name of the Applicant

Ms Zoe Thomas
Merthyr Tydfil County Borough Council
Civic Centre
Castle Street
Merthyr Tydfil

Description of Proposed Development

Works to the roof to include new walkways, fixed ladder access, new insulation and associated parapet and clerestory windows. Installation of new gutters and replacement of rainwater goods. Works to external elevation to include replacement windows, new doors and repair or replacement of lintels. Internal works to include the installation of new steel beams, repairs to timber reinforcements, new loft access hatch and bat boxes and minor revisions to the approve drainage scheme (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

- 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: _

- Drainage Details Sheet 3 Drawing no 12050-0511- Rev C3 received 01/04/2026
- Flat roof section Drawing no. 12803-3201-Rev P2 received 01/04/2026
- Caretakers Cottage part plans Drawing no. 12803-2071 Rev P2 received 01/04/2026
- General arrangements details drawing no. 12803-3301-Rev P2 received 01/04/2026
- East roof plan roof access and maintenance Drawing no. CCRW-PUR-01-RF-Dr-A-0202
- Existing site location plan Drawing no. CCTS-PUR-01-00-DR-A-0001
- Proposed ground floor east Drawing no CCRW-PUR-01-00-DR-A-0220
- Roof repairs R1.17-19 as proposed Drawing no. CCRW-PUR-01-RF-DR-A-3117
- SW elevation proposed Drawing no. CCRW-PUR01-ZZ-DR-A-0213.
- SE and NE elevations proposed Drawing no. CCRW-PUR-01-ZZ-Dr-A-0212
- Courtyard elevations proposed Drawing no. CCRW-PUR-01-ZZ-DR-A-0211
- East roof plan roof access and maintenance Drawing no. CCRW-PUR-01-RF-DR-A-0202
- East roof plan Ecology Drawing no. CCRW-PUR-01-RF-DR_A-0201
- Proposed first floor plan East Drawing no. CCRW-PUR-01-01-DR-A-0221

- Typical repair details sheet 1 Drawing no. 12803-3301-P2
- Caretakers cottage part plan Drawing No. 12803-2071-P2
- Flat roof section Drawing no. 12803-3201-P2
- General Arrangement Flat Roof East Drawing no. 12803-1201-P2
- East roof part plan Drawing no.12803-2063-P2
- East roof part plan second floor Drawing no. 12803-2062-P2
- South roof flat roof and courtyard part plan Drawing no. 12803-2052-P2
- South roof flat roof and courtyard part plan Drawing no.12803-2051-P2
- Tower roof R1.9 Drawing no. 12803-2002-P2
- First Floor East Drawing no. 12803-1101-P2

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

- 3 **Prior to works commencing on site**, full details of all external materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Roofing slates (new and reused)
- Leadwork specifications
- Stone for parapets, copings and lintels
- Rainwater goods (including profiles, dimensions and finishes)
- Windows and doors (including joinery details and glazing)

The works shall thereafter 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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 4 **The historic fabric shall be retained and repaired wherever possible.** Where replacement of the historic material is unavoidable, details shall first be submitted to and approved in writing by the Local Planning Authority, demonstrating that the replacement would be carried out on a like-for-like basis in terms of material, profile and detailing. The development shall be carried out in accordance with the approved details.

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- 5 **No replacement of historic structural timbers shall take place** until a detailed condition assessment has been submitted to and approved in writing by the Local Planning Authority, following opening-up works. The condition survey shall identify:

- The number of timbers affected
- The extent of decay
- Proposed methods of repair or replacement

Repairs shall be prioritised over replacement, using traditional carpentry techniques where feasible. The development shall be carried out in accordance with the approved details.

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- 6 **Prior to installation of the new external downpipe identified in the approved drawings**, full details of its fixing method, profile and finish shall be submitted to and approved in writing by the Local Planning Authority. The downpipe shall thereafter be installed in accordance with the approved details.

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- 7 **Where parapets are dismantled**, stones shall be carefully numbered, recorded and reused wherever possible. Any replacement stone shall be of matching type, colour, texture and finish. Rebuilding shall replicate the original construction and appearance.

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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 All roof access equipment, walkways, ladders shall be installed strictly in accordance with the approved drawings and finished in RAL 7024.

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- 9 A photographic record of the works to the roofs, parapets and affected historic fabric shall be made before, during and after the works. The record shall be submitted to and approved in writing by the Local Planning Authority upon completion of the works.

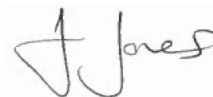
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- 10 **If any previously unknown historic fabric or features are revealed during the course of the development**, works shall cease in the affected area and the Local Planning Authority shall be notified immediately. Works shall not resume until a written scheme for their retention or treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved scheme.

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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Date: 15th June 2026

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

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. Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural

Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

3. 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.

NOTES

(1) Appeals

An appeal can be made to the Planning & Environment Decision Wales (PEDW) within 6 months against the Local Planning Authority's decision to refuse listed building consent for the proposal or to grant consent subject to conditions (see Sections 100 and 101 of the Historic Environment (Wales) Act 2023 and Regulation 16 of the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024). Appeals must be made on a form which is obtainable from Planning & Environment Decision Wales, Crown Buildings, Cathays Park, Cardiff CF10 3NQ.

(2) Purchase Notice

The property owner may be able to serve a purchase notice on the Council if the Local Planning Authority has refused listed building consent or granted it subject to conditions or has modified or revoked the consent. In order to serve a purchase notice, the owner must show that the property can neither be put to a reasonably beneficial use in its existing state and is not capable of reasonably beneficial use by the carrying out of other development which has been or would be permitted. A purchase notice will require the Council to buy the owner's interest in the property in accordance with Section 109 of the Historic Environment (Wales) Act 2023.

(3) Compensation

It may be possible to claim compensation from the Council if either the Local Planning Authority or the Welsh Ministers, have by order, modified or revoked listed building consent (see sections 107 and 108 of the Historic Environment (Wales) Act 2023)

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 Head of Engineering & Highways has been obtained.