

Planning (Listed Buildings and Conservation Areas) Act 1990

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

LISTED BUILDING CONSENT

To: Mr K Jones c/o Rural Office, (Rural Office For Architecture Ltd.) F.a.o. Mr N Maxwell Rural Office
14 King Street Carmarthen

WHEREAS you did on the 12th day of April 2022 make application in writing for listed building consent in respect of the works detailed below at: Pandy Farm Brecon Road Merthyr Tydfil CF47 8PA which is a building listed under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990.

Name of the Applicant

Mr K Jones
Pandy Farm
Brecon Road
Merthyr Tydfil
CF47 8PA

Description of Proposed Development

Reconfiguration and internal works and repair, refurbishment and replacement of windows (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 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:

- Proposed Window and Door Schedule - Drawing No. 179/0109 Planning/C
- Farmhouse GA Information (proposed floor plans) - Drawing No. 179/0107 Planning/B
- Farmhouse Elevations - Drawing No. 179/0108 Planning/B
- Window Information: Replacement - Drawing No. 179/SK023_3/B
- Heritage Impact Assessment - Farmhouse, Pany Farm 12th April 2022 v3
- Internal Work: Method Statement 13th May 2022 v1

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

- 3 Before any works commence on the external windows and doors, details of the finishing paint colour for the wooden frames/panels shall be submitted to and approved in writing by the local planning authority. The alterations shall be carried out in accordance with the approved details.

Reason - To preserve and enhance the character of the listed building in accordance with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 The perimeter seal to the glazing must match the colour of the timber frame of the windows.

Reason - To preserve and enhance the character of the listed building in accordance with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Date: 27th June 2022

Signed:

A handwritten signature in black ink, appearing to read 'J Jones', is written over a light grey rectangular background.

(Director of Neighbourhood Services)

(Please See attached Notes)

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 Planning & Environment Decisions 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 Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Planning & Environment Decisions 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. Planning & Environment Decisions 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 Planning & Environment Decisions 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.

