

**Planning (Listed Buildings & Conservation Areas) Act 1990**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES) REGULATIONS 2012**

# REFUSAL OF PERMISSION

To: Mr George Olney C/o Phillip Harris 5 Ashlea Drive Thomastown Merthyr Tydfil CF47 0NY

**WHEREAS** you did on the 15th day of May 2023

make application in writing for listed building consent in respect of the works detailed below at: Llwyn-Yr-Eos House Llwyn-yr-eos Abercanaid Merthyr Tydfil CF48 1YR

which is a building listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Name of the Applicant**

**Description of Proposed Development**

Mr George Olney

Replace existing side extension roof with a flat roof and glass lantern, new bifold doors, new window to front of study and replacement windows to front elevation first and second floors and renew rendering

**MERTHYR TYDFIL COUNTY BOROUGH COUNCIL** as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

1. The alterations to the sunroom roof and fenestration, by virtue of their modern appearance and inappropriate materials, would appear incongruous and unsympathetic, which neither preserves nor enhances the character of the listed building. The proposal is therefore considered to be contrary to Planning Policy Wales (Edition 11) and Policies SW11 and CW1 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.

Date: 19/07/2023

Signed:



(Director of Neighbourhood Services)

**(Please See Note on Back)**

## NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he/she may appeal to the Planning & Environment Decisions Wales in accordance with Sections 20, 21 and 22 of Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this Notice. (Appeals must be made on a form which is obtainable from the Planning & Environment Decisions, Crown Buildings, Cathays Park, Cardiff CF10 3NQ. Alternatively you can use the Planning & Environment Decisions Wales website ([www.gov.wales/planningappeal](http://www.gov.wales/planningappeal)) to complete your appeal. Planning & Environment Decisions Wales has power to allow a longer period for the giving of a 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.
- (2) If Listed Building Consent 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 reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council of the district a Listed Building Purchase Notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act
- (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 Planning & Environment Decisions Wales on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.