

Consultation Details

Consultee: Peter Thomas
Case Officer: Gareth Davies
Application No: P/26/0058
Application Type: Listed Building Consent
Site Address: Canolfan Soar Pontmorlais High Street Merthyr Tydfil CF47 8UB
Description of Works: Creation of a new entrance on the northern elevation, together with replacement sash windows, installation of new external timber doors and renovation of the rendered elevations.
Refurbishment of the basement level, including waterproofing of walls and floor, installation of new floor slabs and associated reconfiguration of the internal spaces and installation of a moveable acoustic wall/screen.

Heritage Considerations

☒	Listed Buildings	☐	Scheduled Monuments
☒	Conservation Areas	☐	Historic Parks and Gardens
☐	Historic Landscapes	☐	Other

Recommendation(s)

☒	No objection	☐	Notes for applicant
☐	Object (Holding objection)	☐	Request for further information
☐	Object and recommend refusal	☒	Recommend conditions

Comments

These comments should be read alongside my previous consultation response, which sets out the relevant heritage context, significance and policy considerations informing this assessment.

The additional information provides a substantially clearer and more robust understanding of the condition of the basement and the reasons for the proposed works. It confirms that the lower ground floor is affected by persistent water ingress, elevated humidity and inadequate existing waterproofing, which have rendered the accommodation unsuitable for continued community use. The specialist investigations and environmental monitoring therefore establish a convincing need for significant remedial intervention.

The submitted waterproofing strategy represents a technical response to these conditions and has been developed with input from an accredited conservation architect, structural engineer and specialist waterproofing contractor. The combined system is intended to provide the Grade 3 internal environment required for the proposed use and would allow an important part of the listed building to be brought back into productive community use.

The proposals also offer several conservation benefits, including the removal of defective modern finishes, exposure and repair of historic masonry, replacement of inappropriate cementitious materials and the use of lime-based repairs. These works should improve the condition and legibility of the historic fabric and secure the long-term use of the basement. The information therefore largely addresses the concerns raised in the original consultation response and establishes that the principle of comprehensive basement refurbishment is justified. The remaining matters relate principally to the detailed implementation of the scheme rather than its fundamental acceptability.

Further clarification should nevertheless be secured in relation to:

- the final ventilation and environmental-control strategy;
- the precise extent of historic fabric to be retained, removed or altered;
- the detailed treatment of wall and floor junctions and concealed structural elements; and
- the inspection, maintenance and monitoring arrangements for the waterproofing and drainage systems.

These matters could potentially be addressed through appropriately worded conditions, supplemented by annotated drawings and a detailed method statement before works commence.

Conclusion

On balance, the additional submissions provide a reasonable basis for the holding objection to be withdrawn, subject to conditions requiring:

1. approval of a detailed ventilation and environmental-control strategy;
2. an annotated historic-fabric retention and intervention plan;
3. detailed specifications and method statements for waterproofing, masonry repair and lime work; and
4. a long-term maintenance, inspection and environmental-monitoring plan.

This approach would recognise the clear public and conservation benefits of returning the basement to sustainable community use, while ensuring that the remaining technical details are resolved in a manner appropriate to the significance of the listed building.