

DELEGATED REPORT

Application No:	P/26/0019
Site Address:	47 High Street Merthyr Tydfil CF47 8DL
Development:	Proposed new entrance, internal alterations, conversion of basement and ground floor to A3 use, and conversion of the first floor to C1 hotel use
Case Officer:	Kate Glover
Site Visit:	17th February 2026
Application Expiry Date:	6th June 2026
Consultation reply date expired:	10th March 2026

APPLICATION SITE

The application relates to the former Barclays Bank building at 47 High Street, Merthyr Tydfil. The property is a Grade II listed building located within the Merthyr Tydfil Town Centre Conservation Area. The site is also in Flood Zone (Rivers) 2 and some areas at the front of the building are within or adjacent to Flood Zone (Rivers) 3.

The building dates primarily from 1901–02 and was constructed for the London and Provincial Bank, later occupied by Barclays Bank until its closure in 2023. It occupies a prominent position on the High Street and forms a visually and historically significant element of the town's historic commercial core.

The special architectural interest of the building derives principally from its highly detailed and formal classical street frontage. This includes a polished black granite ground floor with round-headed openings framed by paired Doric columns, and an upper storey of Portland stone with Corinthian pilasters, pedimented sash windows and a decorative entablature.

The rear of the building is modest in appearance and scale, with rendered elevations and features such as simple sash windows and a ground floor bay window, which is partially obscured by a modern fire escape. Also at the rear of the building is an area used for vehicle parking. The rear of the building is bound by road/large expanse of tarmac which is used in association with rear accesses of the buildings which front the High Street and other buildings along Masonic Street. Beyond this rear area is a wall several meters high on top of which sits the railway line associated with Merthyr Tydfil Town railway station.

Internally, significance varies due to a number of changes that have occurred over time. The ground floor banking hall has been substantially altered through modern insertions, resulting in limited surviving historic fabric. The first floor retains greater significance,

including elements of historic plan form, moulded doorcases, a surviving panelled door and the principal staircase. The basement has notable evidential value, particularly the survival of two historic safe rooms with reinforced steel doors and earlier masonry fabric.

The list description is as follows:

History

Monumental classical early C20 frontage of 2 storeys and 5 bays.

Exterior

Portland stone upper storey, dark polished granite to ground floor with end porches. Modillion eaves cornice with blocking course, richly swagged frieze. Recessed tripartite centre with detached Corinthian columns, solid outer bays with clasping Corinthian pilasters. Tall architrave surrounds with pulvinated friezes and alternating pediments, plain sash windows. Freestone cornice over granite ground floor with arched openings and twin, blocked Doric columns to outer bays. Arched fanlights over fluted lintels, double doors right (blocked to left).

Reason for designation

Modernised banking hall.

PROPOSED DEVELOPMENT

This application seeks Listed Building Consent for works to convert the building to a mixed-use development comprising of a restaurant and bar (Use Class A3) at basement and ground floor levels and hotel accommodation (Use Class C1) at first floor level. The proposed works are set out below.

External work

High Street (Principal Elevation)

- Reinstatement of the blocked left-hand doorway on the High Street frontage, removed historically for installation of a cash machine. The new door would be designed to closely match the surviving right-hand entrance, including painted black finish.

While the Heritage Statement notes the potential removal of later fascia panels above the principal entrances to reinstate the full historic inscription: “*LONDON AND PROVINCIAL BANK LIMITED*”, this measure is not reflected within the submitted plans. As such, these potential works are considered to be outside the scope of the current application.

Rear Elevation (Masonic Street)

- Removal of the existing external fire escape stairs and associated escape door on the rear elevation.
- Insertion of a new two-pane timber sash window in place of the removed escape door, lighting an ensuite bathroom to a hotel bedroom.
- Reinstatement of an infilled window opening above the new rear panelled door, fitted with a two-pane timber sash window.
- Replacement of existing non-traditional/replacement glazing on the rear elevation with traditional two-pane timber sash windows.

- Installation of a new rear panelled door, set back at the end of the right-hand rear passage, to provide discreet access to the hotel entrance corridor.

North Gable (Rear Range)

- Replacement of the existing first-floor window with a two-pane timber sash window.
- Relocation and replacement of the first-floor window serving the ladies' toilets, repositioned slightly to the right and fitted with a matching two-pane sash window.

Internal Works

Ground Floor (Restaurant / Café Use)

- Reordering of internal layout to accommodate restaurant seating, bar and kitchen.
- Formation of a new entrance corridor from the reinstated left-hand High Street doorway, leading to the main staircase.
- Partitioning to separate the staircase from the remainder of the ground-floor restaurant space.
- Removal of the existing goods lift to open up space for the new rear hotel entrance corridor.
- Creation of a disabled WC accessed from the ground floor, opposite the main restaurant entrance.
- Reopening of infilled window openings within the lightwell, reinstating natural light (with a preference for small-pane timber glazing noted in the impact assessment).

First Floor (Hotel Use)

- Subdivision of front-range rooms (Rooms 1 and 2) to form four equal-sized hotel bedrooms with ensuite facilities.
- Conversion of the former lobby (Room 3) into a hotel bedroom with ensuite.
- Extension of the first-floor corridor by removal of an existing store room.
- Conversion of existing Room 4 into a hotel bedroom; closure of doorway linking to the rear range.
- Reconfiguration of rear-range layout, including:
 - Replacement of former ladies' and gents' toilets with two hotel bedrooms.
 - Subdivision of Room 6 into two bedrooms.
 - Alteration of doorway position to Room 5.
 - Closure of doorway between Room 5 and Room 4.
- Retention in situ of significant historic features, with a recommendation that original pedimented doorcases, the surviving original panelled door, and original skirting boards in the front rooms are salvaged and reused where possible.

Basement

- Retention of both historic safe rooms, including reinforced steel Chubb doors, with no alterations proposed.
- Conversion of remaining basement space to provide ladies' and gents' customer toilets.
- Retention of the existing boiler room without alteration.

External - rear of the building

Reorganisation of the existing yard to provide a small parking area
Erection of a single storey storage/refuse building

Due to the site being located in a flood risk area, details of the proposed method for managing risk have been provided. It is noted that the flood barrier to be employed would not require any addition to the building and would use a self-locking operation to seal doorways.

The application is supported with the following documents alongside the submitted plans: -

- Heritage Impact Statement
- Flood Evacuation Management Plan
- Flood gate brochure and manual
- Exterior Lighting Details

PLANNING HISTORY

P/23/0115	Retrospective listed building consent for removal of existing signage to front and rear elevations, removal of ATM on the front elevation and infill opening with granite to match existing and removal of glazing of 1 window on the front elevation and replace with new. Removal of internal counters, internal partition walls, internal glazed partition walls and all furniture Approved: 24 Oct 2023
P/14/0188	Listed Building Consent for internal alterations Approved: 3 Sept 2014
P/13/0368	Stair handrails Approved: 29 January 2014
P/13/0369	Listed Building Consent for stair handrails Approved: 5 February 2014
P/07/0490	Internal alterations to building Approved: 19 October 2007
P/07/0449	Listed Building Consent for installation of new fascia signage and projecting sign Approved: 20 December 2007
P/07/0448	Installation of new fascia signage and projecting sign Advertisement Consent: December 2007
P/05/0434	Listed Building Consent for installation of nine external air condenser units, ten internal wall mounted cassettes and three internal ceiling mounted cassettes Approved: 6 October 2005

- P/05/0433 Installation of nine external air condenser units and installation of internal wall and ceiling cassettes
Approved: 6 October 2005
- P/05/0190 Listed Building Consent for formation of new doorway at front of building for disabled access (inc. access ramp)
Refused: 25 May 2005
- P/05/0189 Formation of new doorway at front of building for disabled access and associated ramp
Refused: 25 May 2005

CONSULTATION

Cadw: No comment at this stage

The Victorian Society: Recommend more details on the preservation of and sympathetic reuse of historic features

Royal Commission on the Ancient & Historical Monuments of Wales: No response received.

Twentieth Century Society: Recommend more details on the preservation of and sympathetic reuse of historic features

The Society For The Protection Of Ancient Buildings: No response received.

Civic Trust For Wales: No response received.

Merthyr Tydfil Heritage Trust: No response received.

PUBLICITY

In accordance with the Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024, letters were sent to adjoining properties, site notices were displayed within the vicinity of the site and notice in the local newspaper was published on 12 Feb 2026. No representations have been received in respect of the proposed development.

PLANNING POLICY

National planning context

This report has been prepared in the context of the duties placed upon the local planning authority by the Historic Environment (Wales) Act 2023 ("HEWA 2023).

Section 96(2) of the HEWA 2023, requires that "*In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—*

- (a) *the listed building to which the application relates,*
- (b) *the setting of the building, and*

(c) any features of special architectural or historic interest the building possesses.”

Section 160(1) of the HEWA 2023 states that *“In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area.”*

Section 97(1) of the HEWA 2023 states *“Listed building consent may be granted subject to conditions.”*

Future Wales 2040 The National Plan:

Future Wales provides guidance on matters relevant to this application, including, but not limited to: -

- Policy 1 - Where Wales will grow.
- Policy 2 - Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 4 – Supporting the rural economy.
- Policy 33 – National Growth Area – Cardiff, Newport, and the Valleys

Planning Policy Wales (Edition 12, February 2024) sets out Welsh Government's requirements on matters relevant to this application:

Paragraph 6.1.6 The Welsh Government's specific objectives for the historic environment seek to:

- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

Paragraph 6.1.7 It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage.

Paragraph 6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses.

Paragraph 6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival or provide it with a sound economic future.

Welsh Government Technical Advice Note 24: The Historic Environment

Paragraph 5.9 requires that any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed Building Consent...When considering any application for listed building consent, the local planning authority or the Welsh Ministers must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 5.13 When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
- The impact of the proposed works on the significance of the building.
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment

Local planning context

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

The relevant LDP Objectives are:

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 7 Transport: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.
- LDP Objective 8 Community Facilities: To support existing community facilities and suitable community led development.
- LDP Objective 9 Heritage and Cultural Assets: To protect, enhance and promote all heritage, historic and cultural assets.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.
- LDP Objective 14 Town and Local Centres: To develop the town and local centres as accessible, attractive, viable and vibrant places.

- LDP Objective 15 Leisure, Recreation and Tourism: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.

The following development plan policies would apply:

- Policy SW4: Settlement Boundaries
- Policy SW9: Planning Obligations
- Policy SW11: Sustainable Design and Placemaking
- Policy SW12: Improving the Transport Network
- Policy CW1 The Historic Environment
- Policy EnW1: Nature Conservation & Ecosystem Resilience
- Policy EnW4: Environmental Protection
- Policy EnW5: Landscape Protection
- Policy EcW3: Retail Hierarchy – Supporting Retailing Provision
- Policy EcW5 Town and Local Centre Development

The following Supplementary Planning Guidance (SPG) is applicable:

- Guidance Note 4 Sustainable Design (July 2013)

PLANNING CONSIDERATIONS

The key determining factors in the consideration of this application for Listed Building Consent are that the proposed development meets the requirements of the legislation mentioned above, which essentially sets two questions: -

1. Would the development affect the historic asset or its setting (and, if so, in what way and to what extent)? and,
2. Would the identified effect preserve (or enhance) the historic asset, in the context of the statutory duty to have special regard to the desirability of preserving it?

Additionally, compliance with planning policy, the need for the development, and the impact of the proposed development on the listed buildings are also key considerations.

Planning Policy

The application site is located within settlement limits as defined by the Merthyr Tydfil Replacement Local Development Plan. As the proposed development would promote the restoration of important established building it can be deemed acceptable subject to it satisfying other policy related requirements and these are dealt with below.

The Building

The special architectural interest of the building derives principally from its well-composed and highly detailed classical street frontage. The ground floor is faced in polished black granite with round-headed openings framed by paired Doric columns, while the upper storey is constructed in Portland stone with Corinthian pilasters and columns, pedimented sash windows and a richly detailed entablature. This façade has strong architectural presence and reflects the characteristic design language of early twentieth-century banking buildings, conveying permanence and civic status. The building also has historic

interest as part of the commercial expansion of Merthyr Tydfil during the late 19th and early 20th Centuries. The communal value of the building is through its long-standing use as a bank within the town centre.

Internally, the significance of the building is more variable. The ground floor banking hall has been subject to substantial alteration, including the insertion of suspended ceilings and modern partitions, and retains limited historic fabric. In contrast, the first floor retains elements of its historic plan form and architectural detailing, including moulded doorcases, a surviving panel door and the principal staircase. It is noted that suspended ceilings have also been inserted in to the first floor. The basement has strong evidential value, notably through the survival of two safe rooms with reinforced steel doors and earlier masonry fabric that may pre-date the current building.

The proposal is to convert the building to a mixed-use scheme comprising a restaurant and bar at basement and ground floor levels, with hotel accommodation at first floor level.

Heritage Impact Assessment

This application for listed building consent is accompanied by a Heritage Impact Assessment that addresses the impact of the proposals on the listed building. The submission sets out the objectives of the project and explains why change is both necessary and desirable. The document refers to those matters addressed above in terms of understanding the heritage of the building and sets out a statement of significance and explanation of the proposals. Importantly, the document also offers an assessment of the impact of the proposals, in terms of context and setting, the exterior, the interior and on the impact of the proposals on the heritage values as discussed above. The Heritage Impact Assessment concludes in justifying the proposals for the property in the following terms: -

- The building has been unoccupied since 2023, and bringing the building back into beneficial use would reduce risk of decline if no new use is secured.
- The proposed mixed-use scheme provides a viable new use for a vacant listed building, securing its long-term occupation, maintenance and economic sustainability.
- Proposed works are largely focused on areas of lower heritage significance or areas that have already been subject to substantial modern alteration, thereby minimising impact on fabric of higher historic value.
- Elements of greatest significance, including the principal elevation, staircase, and basement safe rooms, are retained in situ, ensuring that the building's special interest is preserved.
- Certain works, such as the reinstatement of the left-hand High Street doorway and the removal of the external fire escape, are justified as measures that would reduce visual clutter and better reveal the building's original design.
- Replacement and new windows and doors are proposed in traditional forms and materials, supporting the architectural coherence of the building and aligning with its historic character.
- The proposals would preserve, and in some respects enhance, the character and appearance of the conservation area by reactivating a prominent High Street building and improving its legibility and condition.
- Any harm arising from internal alterations would be limited and outweighed by the public benefits of bringing the building back into active use and securing its future.

LDP Policy CW1 places an obligation on developers to have regard to the integrity of historical assets requiring that they should be both conserved and enhanced. Clearly there have been alterations, predominantly internally, and overall the proposed works do not undermine the purpose of listed building controls. The proposals would restore the listed building in a sensitive manner which also compliments the wider conservation area. The changes proposed would also go some way towards the long term continued function of the building and help maintain it into the future. This is entirely consistent with the requirements of LDP Policy CW1 the principal requirement of which is to conserve and enhance the integrity of the shared historic environment and is consistent with and complements the main goals of historic building regulation.

Assessment of Impact

External works include the reinstatement of a blocked doorway on the High Street elevation, the removal of a modern external fire escape, and the replacement of non-traditional windows with timber sash windows. Internally, the works involve reconfiguration of the ground floor to accommodate restaurant use, subdivision of the first floor to create hotel bedrooms with ensuite facilities, and adaptation of the basement for ancillary uses, while retaining the existing safe rooms.

In assessing the impact of the proposals, particular regard has been given to those elements that contribute most strongly to the building's significance. The principal elevation to High Street, which is the defining architectural feature of the building, would be preserved. The reinstatement of the blocked left-hand doorway would restore the original symmetrical composition of the façade and reinstate a lost element of its design, thereby enhancing its architectural integrity. The replacement of modern windows and the removal of the external fire escape would improve the appearance of the rear elevation by removing visually intrusive features and reinstating more appropriate detailing.

The internal works would result in some alteration to the historic plan form, particularly at first floor level where existing rooms would be subdivided to create hotel accommodation. However, the significance of the interior is limited in parts due to previous alterations, especially at ground floor level where historic fabric has largely been lost. The works therefore affect the building primarily through subdivision and reconfiguration rather than the loss of important historic fabric.

In relation to the rear service area the changes to the parking area do not involve alterations to the historic fabric of the listed building. A functional, ancillary storage/refuse structure is proposed at the rear of the building, positioned to minimise visual prominence in views from Masonic Street and in longer-range views within the conservation area. Overall, the rear-yard works are considered to be subordinate to the host building, preserving the setting of the listed building and the character and appearance of the conservation area.

Heritage Balance

Having considered the above, the justification for the proposals is considered to be robust. The building has been vacant since 2023 and is at risk of deterioration without a viable use. The proposed conversion represents a sustainable and appropriate reuse in a town centre location, consistent with the building's commercial character. The scheme would deliver clear benefits, including securing the long-term use and maintenance of the

building, enhancing elements of the exterior through reinstatement and repair, and contributing to the economic vitality of the High Street.

Having regard to the statutory duty to give special consideration to the desirability of preserving a listed building and its features of special interest, it is considered that the proposals would preserve the building's architectural and historic significance. The most important elements of significance would be retained and, in some respects, enhanced, while the degree of change to the interior is proportionate and focused on areas of lesser significance. The proposals therefore represent a justified and acceptable form of development.

Accordingly, the application is supported, subject to conditions to secure appropriate detailing and the protection of historic fabric. Conditions include the submission of a Level 2 historic building record, detailed joinery drawings for windows and doors, material samples, a method statement for the removal of the fire escape and measures to ensure the retention and protection of historic internal features.

CONCLUSIONS

The duty to improve the economic, social, environmental, and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

The proposed works have been assessed in relation to their impact on the special architectural or historic interest of the listed building. In accordance with Technical Advice Note 24 and Planning Policy Wales, there is a presumption in favour of preserving listed buildings and their features of special interest.

The proposals otherwise comply with current policies in Planning Policy Wales and Policy CW1 of the LDP. The proposals are considered acceptable in heritage terms as they preserve the building's special interest. Accordingly, the following recommendation is made.

RECOMMENDATION: **LISTED BUILDING CONSENT BE GRANTED** subject to the following **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:

- Drawing Title: Elevations 1 of 2 as Proposed, Drawing No. P863 L210 Rev A, Received on 27 April 2026.

- Drawing Title: Ground Floor Plan as Proposed Drawing No. P863 L201 Rev B, Received on 27 April 2026.
- Floodgate Brochure, Received on 27 April 2026.
- Floodgate Manual, Received on 27 April 2026.
- Exterior Lighting Details - Saxby Lighting - Forge - 121022 - LED Black Clear IP65 Outdoor Wall Washer Light, Received on 27 April 2026.
- Drawing Title: Site Plan as Proposed Drawing No. P863 L003 Rev A, Received on 17 April 2026
- Drawing Title: Section as Proposed Drawing Number P863 L 212, Received on 30 January 2026
- Drawing Title: Elevations 2 of 2 as Proposed Drawing Number P863 L 211, Received on 30 January 2026
- Drawing Title: First Floor Plan as Proposed Drawing Number Drawing Number P863 L 202, Received on 30 January 2026
- Drawing Title: Basement Floor Plan as Proposed Drawing Number P863 L 200, Received on 30 January 2026
- Heritage Impact Statement, Received on 30 January 2026

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

3. **Prior to commencement of works**, a Level 2 historic building record (in accordance with Historic England guidance) shall be undertaken and submitted to the Local Planning Authority for written approval. This shall include photographic and drawn records of:
 - Basement safe rooms
 - First floor plan form and joinery
 - Any affected historic fabric, including skirting boards, door surrounds, pediments and architraves and ceiling roses

Reason To ensure that an appropriate record of the listed building's historic fabric and plan form is made prior to alteration, in the interests of understanding, documenting and safeguarding the building's architectural and historic significance, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and Technical Advice Note 24 The Historic Environment.

4. **Prior to the commencement of any works**, a detailed schedule shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the following:
 - Areas of demolition, including the removal of any suspended ceilings
 - New partitions, including method of fixing and
 - The measures for the protection of retained historic elements, including the basement safe rooms and doors during the works.

The development shall be carried out in accordance with the approved schedule.

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 Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

5. No works to any external doors or windows shall commence until a programme of works setting out their condition and a justification for either their repair or replacement, has been submitted to and approved in writing by the Local Planning Authority. The programme of works shall include detailed drawings at a minimum scale of 1:20 (with sections at 1:5) illustrating the following details:

- Profiles, mouldings, glazing bars and cills
- Method of opening
- Finish and colour

The repair or replacement of timber sash windows shall match the existing timber sash windows in respect of:

- Opening pattern
- Glazing bar profile and
- Recess and reveal depth

All works shall 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 Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

6. Prior to installation, samples and/or specifications of all external materials (including those used on the storage/refuse building) shall be submitted to and approved in writing by the Local Planning Authority. Works shall 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 and setting, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

7. Prior to any works on the reinstatement of the High Street doorway, detailed joinery drawings (including door, frame, ironmongery and finish) shall be submitted to, and approved in writing by the Local Planning Authority prior to installation. The door shall match the design, proportions and detailing of the surviving historic entrance. Works shall 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 Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

8. No removal of the external fire escape shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:
- Measures to protect adjacent historic fabric
 - Making good of affected masonry

Works shall be undertaken in accordance with the approved method.

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 Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

9. No new external plant, flues, vents, ducts, or fixings shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority. The location of the approved External Lighting Details - Saxby Lighting - Forge - 121022 - LED Black Clear IP65 Outdoor Wall Washer Light shall be shown on plan(s). All works shall 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 Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

10. All areas affected by demolition or alteration shall be made good using materials and techniques to match the existing historic fabric.

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 Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031).

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 15.05.2026