

HISTORIC ENVIRONMENT (WALES) ACT 2023

LISTED BUILDING CONSENT

To: Mr Thomas c/o Mr Peter Legg DLP Architecture Ltd Systems House 89 Heol Don Whitchurch

WHEREAS you did on the 30th day of January 2026 make application in writing for listed building consent in respect of the works detailed below at: 47 High Street Merthyr Tydfil CF47 8DL which is a building listed under Part 3, Section 6 of the Historic Environment (Wales) Act 2023.

Name of the Applicant

Mr Thomas
Yew Tree Farm
Glascoed
Pontypool
NP4 0TG

Description of Proposed 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 (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:

- 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, and the wider conservation area, 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).

Date: 1st June 2026

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) 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.