

HISTORIC ENVIRONMENT (WALES) ACT 2023

LISTED BUILDING CONSENT

To: Mr Roberts Merthyr Tydfil County Borough Council Unit 5 Triangle Business Park Pentrebach
Merthyr Tydfil CF48 4TQ

WHEREAS you did on the 24th day of October 2025 make application in writing for listed building consent in respect of the works detailed below at: Joseph Parry Cottage 4 Chapel Row Georgetown Merthyr Tydfil CF48 1BN which is a building listed under Part 3, Section 76 of the Historic Environment (Wales) Act 2023.

Name of the Applicant

Mr Roberts
Merthyr Tydfil County Borough Council
Unit 5
Triangle Business Park
Pentrebach

Description of Proposed Development

Installation of a ventilation system and refurbishment of Joseph Parry Cottage including, sand blast floor and ceiling, decorate the walls, new rear door, new accessible toilet, new vinyl floor, refurbish all windows including secondary glazing and new re-lay flag stones (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 works shall be carried out in accordance with the following approved plans and documents.

Drawing Title: Proposed Plans, Drawing No: A04, Received on 24 November 2025

Drawing Title: Proposed Elevations, Drawing No: A03, Rev A, Received on 24 November 2025

Drawing Title: Ventilation and Heating Layout, Drawing No: 2425.015-SAB-00-DR-M-001, Rev P01, Received on 24 November 2025

Heritage Impact Statement. No.4 Chapel Row, Merthyr Tydfil, Report No. 2433, Version 1, Received on 24 November 2025

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

- 3 **Prior to any works related to the installation of the Mechanical Ventilation with Heat Recovery unit**, a detailed method statement shall be submitted to and approved in writing by the local planning authority. The method statement will include a detailed schedule of works setting out the following matters:

- Methods for any drilling, cutting, or otherwise penetration of the building's historic fabric (including walls, roofs and ceilings)
- How direct damage to historic fabric (including walls, roofs and ceilings) will be minimised
- How all historic fabric (including floors, walls, roofs and ceilings) will be protected during installation
- How the apparatus associated with the Mechanical Ventilation with Heat Recovery unit can be installed in a reversible manner, allowing for future removal without permanent damage to the building's historic fabric

The 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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 **Prior to any refurbishment works related to the wooden windows or doors** a detailed method statement shall be submitted to and approved in writing by the local planning authority. The method statement shall include:

- Photographic record of the existing condition of each window.
- Assessment of repair versus replacement for each component.
- Proposed techniques for timber repair (e.g., splicing, resin repairs).
- Details of any replacement timber species and profiles.
- Treatment for decay and proposed finishes.

The 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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **Prior to their installation**, full details and methods of installation of all new fixtures and fittings, secondary glazing and the new rear external door and any joinery not associated with condition 4 above, shall be submitted to and approved in writing by the local planning authority. The 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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 **No repointing shall be carried out** until details of the proposed mortar mix (including binder type, aggregate, colour, texture and joint profile) and a sample panel have been submitted to and approved in writing by the local planning authority. All racking out and pointing shall thereafter be carried out by hand (no machinery) and in accordance with the approved panel.

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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **Other than the requirements of conditions 4 (windows and doors) and 6 (external repointing)**, all other internal and external repair and refurbishment works shall use materials and finishes that match the existing historic fabric in type, colour, texture and profile. During works, all historic floors, walls, staircases, fireplaces and other significant features shall be protected from damage.

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 having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 Any previously concealed historic fabric revealed during the works shall be recorded photographically and reported to the local planning authority, with proposals for its retention and treatment agreed before further works proceed.

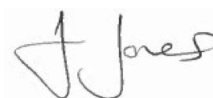
Reason - To preserve the special architectural or historic interest of the listed building and its features, in accordance with the statutory duties set out in section 96(2) of the Historic Environment (Wales) Act 2023, and having regard to Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 **Before works commence on site** a scheme for biodiversity enhancement (native species shrubs or flowers), including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. The approved biodiversity enhancement shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and having regard to Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

Date: 24th February 2026

Signed:



(Director of Neighbourhood Services)

(Please See attached Notes)

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

NOTES

(1) Appeals

An appeal can be made to the Welsh Ministers within 6 months against the City'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)

(2) Purchase Notice

The property owner may be able to serve a purchase notice on the City if the City 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 City 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 City if either the City 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 Engineering Manager has been obtained.