

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

LISTED BUILDING CONSENT

To: Mr George Olney c/o Mr Philip Harris 3dcadwales Limited 5 Ashlea Drive Thomastown
Merthyr Tydfil CF47 0NY

WHEREAS you did on the 14th day of August 2024 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 Building and Conservation Areas) Act 1990.

Name of the Applicant

Mr George Olney
Llwyn-Yr-Eos House
Llwyn-Yr-Eos
Abercanaid
Merthyr Tydfil

Description of Proposed Development

Replace existing side extension roof with a flat roof and glass roof panels, replace extension side windows and door, new window to front of study and replacement of side window of study and renew rendering (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 18 of the Planning (Listed Building and Conservation Area) Act 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Proposed Plans, Drawing Number: LR-03 Rev. A, Received 10 January 2025

Drawing Title: Proposed Elevations, Drawing Number: LR-04 Rev. C, Received 10 January 2025

Drawing Title: Street Scene and Door Section, Drawing Number: LR-05 Rev. A, Received 10 January 2025

Drawing Title: Site Plans, Drawing Number: LR-06 Rev. A, Received 10 January 2025

Drawing Title: Proposed Front Window, Drawing Number: LR-07 Rev. B, 10 January 2025

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

3 **Before work commences** the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) detailed elevations and both vertical and horizontal sections (scale 1:1, 1:5 or 1:10) of all existing windows and doors to be replaced and of the new/replacement windows and doors

(b) Method statement for the removal of the existing external render on the property

(c) details/samples of the replacement render including its colour.

All works shall be completed in accordance with the approved details.

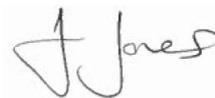
Reason - To ensure that the appearance of new windows and doors are acceptable and to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

4 The timber windows and doors hereby permitted shall be fitted with timber beading and the window seals shall match the colour of the window frames.

Reason - To protect the fabric of the listed building in accordance with Policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

Date: 14th February 2025

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) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Planning & Environment Decisions Wales has the power to allow a longer period for the giving of 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. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land 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 reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (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 The National Assembly for Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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.