

DELEGATED REPORT

Application No:	P/25/0222
Site Address:	The Don's 32 High Street Merthyr Tydfil CF47 8DE
Development:	Proposed new external shop front with internal roller shutters
Case Officer:	Kate Glover
Site Visit:	3rd September 2025
Application Expiry Date:	17th March 2026
Consultation reply date expired:	24th September 2025

APPLICATION SITE

The application relates to a three-storey property located on the corner of Masonic Street and High Street. At ground floor level, the property is occupied by a barber shop with its main entrance situated on the corner of the building. There are two shopfront windows, each facing one of the aforementioned streets, and a rear access door located on Masonic Street.

The property is of some age and, while it has retained historic architectural features above ground-floor level, the ground floor has lost its historic character and now contains a modern fascia that wraps around the principal entrance and both shopfronts.

The site is located within the town centre, the Town Centre Conservation Area, and the settlement boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought to remove the existing modern fascia and replace it with traditional softwood fascias and pilasters around the entrance door, shopfronts, and rear access. The barber's name, "The Don's", would be added to the fascias above the shop windows. The submitted plans also indicate that the shopfront windows and principal entrance would be fitted with internal roller shutters.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/21/0187 Conversion of the first and second floor to provide three one bedroom self contained flats with part refurbishment of ground floor to provide an A3 takeaway use. Proposal to include associated external works
Approved: 02 Nov 2021
- P/01/0319 Erection of 2 No. projecting signs Advertisement
Approved: 19 Sep 2001

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW).

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

Technical Advice Note 24: The Historic Environment (May 2017)
Technical Advice Note 12: Design (March 2016) (TAN12)

Local Planning Policies

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:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience
- CW1: The Historic Environment
- EcW5: Town and Local Centre Development

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 3, Shopfront Design
- Note 4, Sustainable Design
- Note 5, Nature and Development

PLANNING CONSIDERATIONS

Principle

The application site is located within the settlement boundary and as such the principle of development is acceptable subject to compliance with other relevant policies and material planning considerations.

In this respect it is noted that the property is located within the Town Centre conservation area and the proposal would introduce a new shopfront to the ground floor.

Character and visual amenity

The application site is located within the Town Centre conservation area and Urban Character Area 1 (Town Centre: High Street and Pontmorlais). As such the design and visual impact of the development is an important consideration, with Policy CW1 highlighting that proposals will only be permitted where they would preserve or enhance designated historic environment assets.

The proposed changes to the principal entrance, shopfronts and rear door are considered to be suitable in form, design and scale and would be appropriate to the building's age and setting. The traditional detailing and use of black painted timber is in keeping with the character of the conservation area. The plans also include roller shutters to the shopfront but these would be internally fitted.

The external changes are deemed to be visually acceptable and would not harm the character of the conservation area or the visual amenities of the in general or the setting of the adjacent listed church. The proposal therefore accords with SPG Note 3, Shopfront Design, and LDP Policies SW11 and CW1.

Residential amenity

The application site is located within the town centre and, as such, in an area characterised by a mixture of commercial, leisure and residential uses. The nature and scale of the proposal would not impact on residential amenities of neighbouring properties, and the proposal accords with LDP Policy SW11.

Ecology

It is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes alterations to an existing shopfront and rear access door, the submission of a GIS is deemed to be disproportionate and unreasonable.

Local planning authorities seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated. The proposal raises no significant concerns in this regard given the scale and nature of the works and proposed development, which would have minimal impact upon green infrastructure or biodiversity interests. The proposal would not have any significant impact upon climate change and, ecological enhancements have not been sought in this instance.

The proposed development would therefore comply with LDP Policy EnW1.

Conclusion

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.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS**:

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plan:

Drawing Title: Proposed Plans, Elevations and Sections, Drawing No. DONS FP 02A, Received on 16 February 2026.

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

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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 13.03.2026