

DELEGATED REPORT

Application No:	P/23/0114
Site Address:	47 High Street Merthyr Tydfil CF47 8DL
Development:	Retrospective planning permission for the 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
Case Officer:	Emma Watkins
Application Expiry Date:	9th October 2023
Consultation reply date expired:	31st May 2023

APPLICATION SITE

The application site is the former Barclays Bank at 47 High Street, Merthyr Tydfil. The site is a two storey Grade II listed building within the town centre. The site is within the Town Centre Conservation Area and the Merthyr Tydfil Registered Historic Landscape of Outstanding Historic Interest.

PROPOSED DEVELOPMENT

The development relates to the decommissioning of Barclays Bank at the above location. The application is retrospective and externally the following changes have been carried out:

- Removal of existing external signage in front and rear elevations.
- Removal of existing ATM in front elevation and existing aperture infilled with granite to match existing (see further discussion).
- Removal of 1no window glazing with Barclays signage in front elevation and replace with new.

Amended drawings were received to indicate that the night safe was no longer going to be removed, although this is still referenced in the accompanying Design and Access Statement and Heritage Statement, it is included on the submitted drawings and it is clear from visiting the building that the night safe has remained.

There are also internal alterations associated with the closure of the bank which are not strictly relevant to the planning application only the corresponding Listed Building Consent application (P/23/0115).

PLANNING HISTORY

No relevant planning history.

There is a corresponding Listed Building Consent application P/23/0115 for the external and internal works associated with the decommissioning of the bank.

CONSULTATION

None

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was erected.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

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

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking

Policy CW1 - Historic Environment

Policy EcW5 – Town and Local Centre Development

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

The key considerations in the determination of this application relate to the impact of the proposed alterations on the appearance of the building, its status as a Grade II listed building and the impact on the character and appearance of the conservation area.

The application is retrospective so all the external works that were proposed when originally submitted (as outlined above) have been carried out and can be assessed on site.

During the consideration of the application an additional site visit was made, and it was apparent that the works had been completed post submission of the application. Whilst the works are considered minor and on paper were deemed acceptable, there was concern with regards the infill granite that had been used where the ATM had been removed.

The drawings and accompanying supporting statements clearly indicated that the infill granite would match the existing. The front façade of the application site has two shades of granite at an upper (lighter) and lower (darker) level, and it appears that the granite used for the infill matched the upper level and not the lower level where the ATM was removed. After consultation with the applicants (who agreed that the infill panel was not acceptable), further work was done in combination with their stone mason, to source a granite of the correct shade. A sample panel has been photographed adjacent to the existing granite and submitted to the LPA, and this is deemed to be an acceptable matching sample and its use will be conditioned. The sample is Emerald Pearl and it's sourced from Norway, it is dark to match the existing lower level granite and includes the characteristic blue fleck.

Based on the use of the matching granite, the works do not negatively impact on the listed building or the character and appearance of the conservation area and are considered acceptable in compliance with policies SW11 and CW1 of the Merthyr Tydfil Replacement Local Development Plan.

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.

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

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

- Location Plan (Drawing No. BY108629 - 340)
- Block plan as proposed (Drawing No. BY108629 - 341)
- Basement Floor as proposed (Drawing No. BY108629 - 311)
- Ground Floor as proposed (Drawing No. BY108629 - 312 rev a)
- First Floor as proposed (Drawing No. BY108629 - 313)
- Front Elevation as proposed (Drawing No. BY108629 - 331 rev b)
- Heritage Statement (ISg)
- Design and Access Statement (ISg)
- Emails received from ISg including photographs and details of sample (received on 12.09.23 and 14.09.23)

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

2. The granite infill panel, which replaces the removed ATM, shall be constructed in accordance with the sample included in the photographs and details submitted via email on 12 September 2023 and 14 September 2023 namely 'Emerald Pearl' granite sourced from Norway. The granite infill panel shall be completed within 3 months of the date of this permission and once inserted a photograph shall be submitted to the Local Planning Authority to confirm that the materials specified have been used.

Reason - To ensure that the external appearance of the development will be in keeping with the character of the listed building, the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 28.09.2023