

DELEGATED REPORT

Application No:	P/23/0115
Site Address:	47 High Street Merthyr Tydfil CF47 8DL
Development:	Retrospective listed building consent for removal of existing signage to front and rear elevations, 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. Removal of internal counters, internal partition walls, internal glazed partition walls and all furniture
Case Officer:	Emma Watkins
Application Expiry Date:	9th October 2023
Consultation reply date expired:	10th July 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.

Internally the following changes have been carried out:

- Removal of internal counters
- Removal of internal partition in self-service machine areas
- Removal of internal glazing partition and glazing door in meeting rooms
- Removal of all internal furniture

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.

PLANNING HISTORY

There is no relevant planning history.

There is a corresponding planning application P/23/0114 for the external works associated with the decommissioning of the bank.

CONSULTATION

The Glamorgan Gwent Archaeological Trust:	No objection.
Civic Trust for Wales:	No response.
The Victorian Society:	No response.
Royal Commission on the Ancient and Historical Monuments:	No response.
The Society for the Protection of Ancient Buildings:	No response.
Merthyr Tydfil Heritage Trust:	No response.

PUBLICITY

In accordance with statutory publicity requirements, a press notice was published in the local paper on the 18 May 2023 and a site notice was displayed within the vicinity of the site on the 25 May 2023. Adjoining neighbours were also notified.

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 (Listed Buildings and Conservation Areas) Act 1990:

Section 16. – (1) Subject to the previous provision of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, they grant consent, may grant it subject to conditions.

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic

interest which it possesses.

(3) Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.

Section 66. - (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

Welsh Office Circular 61/96: Planning the Historic Environment: Listed Buildings and Conservation Areas

Part 1 Paragraph 11 requires local planning authorities considering applications for works which affect listed buildings to have special regard to its character and setting.

National Planning Policy - Planning Policy Wales (Edition 11, February 2021)

Section 6.1 recognises the importance of protecting the historic environment and paragraph 6.1.10 states that 'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.'

Technical Advice Note 24: The Historic Environment (May 2017)

Paragraph 1.25 states 'The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.' Paragraph 1.28 explains that there will be cases where a proposal will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development'.

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

Policy SW11 – Sustainable design and Placemaking
Policy CW1 - Historic Environment

PLANNING CONSIDERATIONS

The key considerations in the determination of this application relate to the effect of the works on the character and appearance of the listed building.

The works are part of a nationwide decommissioning of bank buildings by Barclays, many of which have been in historic centres or listed buildings.

The application is retrospective so all the external and internal 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.

With regards to the internal works the intention was to return the building to pre-Barclays occupation as much as possible. The internal works affect modern internal features of the building, and not the original parts of the building and this is considered acceptable in compliance with policy CW1 of the Merthyr Tydfil Replacement Local Development Plan.

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

PP.

DATE: 28.09.2023