

DELEGATED REPORT

Application No:	P/26/0153
Site Address:	1 Vulcan Court Vulcan Road Merthyr Tydfil CF47 8LZ
Development:	Replace existing timber front door, frame and side screens with an exact copy in laminated timber to match original in style and colour. (Listed Building Consent)
Case Officer:	Gareth Davies
Site Visit:	15th July 2026
Application Expiry Date:	3rd September 2026
Consultation reply date expired:	13th August 2026

APPLICATION SITE

This application relates to the Grade II Listed Vulcan House, located on the corner of Quarry Row and Vulcan Road in Morgantown Conservation Area (approximately 0.036ha in area). The site in this instance is part of the Listed Building itself. The site was extensively redeveloped 10-14 years ago following the grant of Planning Permissions and Listed Building Consents described below.

The prominent Vulcan House is historically important for its associations with Matthew John; a key individual of the Chartist movement in Merthyr Tydfil. The building fronts Quarry Row and is of early 19th Century construction with a white rendered late Georgian facade consisting of five bays. It is three storeys in height and notable for its half-lunette windows on its top floor. The listing schedule describes the property as follows: -

Vulcan House was built c1820-30 and is shown on a map of Merthyr Tydfil of 1836. Probably during the 1830s, David John, a blacksmith, mathematician and Unitarian minister, established a foundry there, and it is even possible that the house was built for him: the design, with few windows in the rear wall, is consistent with combined domestic/industrial premises. David John came from St Clears, but was in Merthyr by 1826, when he became minister of the Unitarian church at Tywynnyrodyn. He was a political radical who espoused the cause of parliamentary reform in the 1830s and was chairman of Merthyr Political Union in 1832. His sons were also reformists, and the Johns were key figures in the first generation of Chartist leadership in Merthyr. Matthew John, who worked the foundry at Vulcan House until his death in 1888, was a prominent radical, and had been deputed to take the rioters terms to the garrison at Penydarren House

during the Merthyr rising of 1831. Some alterations and additions to the premises were made c1900, including addition of rear wing to house, and further alterations to foundry wing were made during the C20. The premises were latterly used as a council depot but were disused and derelict on inspection in July 2006.

Exterior

Large house in late Georgian style, with long wing attached to rear formerly providing industrial premises. House is rubble-built with brick dressings but rendered to main elevations. Hipped slate roof with tiled cresting (most slates missing in July 2006). Single brick chimney stack at rear. 3 storeyed, with 5-bay elevation to the street. This is articulated by pilaster strips at angles and raised string-courses to upper storeys. Façade is symmetrically arranged, with wider openings giving emphasis to the central three bays. Central entrance in wide segmentally arched opening with stressed architrave and keystone: this originally contained doorway with flanking side-lights surmounted by radial fanlight but was blocked on inspection in 2006. Wide flanking windows with shallow arched heads (formerly tripartite sashes with small panes), matched by the three central windows on the first floor. Three semi-circular windows in upper storey (formerly with 4-pane sash windows as centre opening lights). Outer bays on each floor have narrower window openings (formerly with small-paned sashes), except in lower right, which has wide segmentally arched carriage entry to rear yard. To the rear, the original rear wall of the house is largely blank but has a 2-storeyed brick wing which was added in c1900. (This in turn is partly obscured by flat-roofed C20 additions). Adjoining the house to rear and running parallel with Vulcan Street is a long 2-storeyed works range which probably formed part of the original foundry premises. Partially heavily rebuilt in brick, it nevertheless retains elements of an original early C19 structure, characterised by rubble walling with segmentally arched openings with brick dressings. Cement rendered blank elevation to Vulcan Street. In front of the house is a low rubble garden wall with brick gate piers at centre. One of these retains its shallow pyramidal coping, and there is a good C19 iron-work gate with spear head railings, mid-rail with curved brace below it.

Reason for designation

Listed as a fine Georgian house associated with a leading industrialist in Merthyr and of interest for combining domestic and working premises on a single site (a rare survivor of this arrangement). The property is of additional interest for its association with a family of prominent political radicals in mid-nineteenth century Merthyr.

PROPOSED DEVELOPMENT

The proposals seek Listed Building Consent for the following:

Removal of the existing timber door, frame and side screens.

Installation of a new timber door assembly on a like for like basis including matching of overall dimensions and proposals, replication of existing detailing (panels, glazing arrangements, mouldings) and use of painted timber finish to match existing appearance.

No changes are proposed to the size of the opening or the architectural composition of the elevation.

PLANNING HISTORY

P/12/0199

Land within the curtilage of Vulcan House (Plot 13)

Amendments to building design (P/11/0180) on Plot 13
Planning permission approved, 19 September 2012

- P/12/0198 Amendments to P/11/0180 including demolition and rebuild of rear wall, new roof to bin store, alterations to doorway serving the communal bin store and amendments to ground floor of extension. Approved 19th September 2012.
- P/11/0180 Conversion and restoration of Vulcan House and demolition/redevelopment of rear annexe to provide 5 flats, demolition/redevelopment of new rear wing to accommodate 4 flats. Construction of a two-storey building to provide 2 flats and erection of 2 storey detached building to accommodate 4 flats. Creation of new access and parking area and other associated external works. Planning permission approved, 19th January 2012
- P/11/0181 Conversion and restoration of Vulcan House and demolition/redevelopment of rear annexe to provide 5 flats, demolition/redevelopment of new rear wing to accommodate 4 flats. Construction of a two-storey building to provide 2 flats and erection of 2 storey detached building to accommodate 4 flats. Creation of new access and parking area and other associated external works. Listed Building Consent approved, 19th January 2012
- P/11/0110 Demolition of building H (within North West Corner). Listed Building Consent approved, 19th August 2011
- P/08/0437 Demolition of building within curtilage of Vulcan House and demolition of part of boundary wall fronting Vulcan Road. Listed Building Consent approved, 5th June 2009
- P/00/0292 Change of use to doctors' surgery and pharmacy and external alterations. Planning permission approved, 1st November 2000
- P/98/0318 Erection of building to provide flats. Planning permission approved, 8th September 1998
- P/98/0319 Erection of building to provide flats. Listed Building Consent approved, 8th September 1998
- P/97/0473 Demolition of buildings to rear, erection of two storey rear extension and external refurbishment. Planning permission approved, 28th May 1998
- P/97/0474 Demolition of buildings to rear, erection of two storey rear extension and external refurbishment. Listed Building Consent approved, 28th May 1998

CONSULTATION

Heneb – No objections.

Civic Trust for Wales – No response received

The Victorian Society – No response received

The Georgian Group – No objection.

Royal Commission on the Ancient & Historic Monuments of Wales – No response received

Merthyr Tydfil \Heritage Trust – No response received

Merthyr Tydfil Museum and Heritage Group – No response received

The Society for the Protection of Ancient Buildings - No response received

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, site notices were displayed within the vicinity of the site on the 15/07/2026 and notice in the local newspaper was published on 23/07/2026. No representations have been received in respect of the proposed development.

POLICY CONTEXT

Town and Country Planning Act 1990 ("TCPA 1990) and the Historic Environment (Wales) Act 2023 ("HEWA 2023).

Section 314A(1) of the TCPA 1990

"In considering whether to grant planning permission for development which affects a listed building or its setting, the Welsh Ministers or a local planning authority in Wales must have special regard to the desirability of preserving—

- (a) the listed building,
- (b) the setting of the building, or
- (c) any features of special architectural or historic interest the building possesses."

Section 160(1) of the HEWA 2023

"In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area."

Planning Policy Wales 12

Paragraph 6.1.6 The Welsh Government's specific objectives for the historic environment seek to:

- protect the Outstanding Universal Value of the World Heritage Sites.
- conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy.

- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

Paragraph 6.1.7 It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage.

Paragraph 6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses.

Paragraph 6.1.11 For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival or provide it with a sound economic future¹.

Welsh Government Technical Advice Note 24: The Historic Environment

Paragraph 5.9 requires that any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed Building Consent...When considering any application for listed building consent, the local planning authority or the Welsh Ministers must 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.

Paragraph 5.13 When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.
- The impact of the proposed works on the significance of the building.

- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.

The Merthyr Tydfil County Borough Council Replacement Local Development Plan

The relevant LDP Objectives are:

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.

The following development plan policies would apply:

- Policy SW11 Sustainable Design and Placemaking
- Policy CW1: Historic Environment.

PLANING CONSIDERATIONS

The key consideration in this application is the impact of the proposed works, on the character and appearance of the Listed Building itself and the Morganstown Conservation Area.

The existing entrance door is in a very poor condition and is deteriorating showing evidence of rot and decay in its timber components, weathering and loss of protective finishes and consequently reduced performance in terms of weather resistance and security. Given the extent of deterioration repair is not considered a viable or proportionate option and replacement is justified in order to ensure the continued use and protection of the building.

The removal of the existing door will result in the loss of existing fabric of the building. It is doubtful though that the existing door is in any way the original feature of the building. This though does not amount to any significant loss of historic fabric and replacement is necessary due to the current condition of this feature. The proposal involves a like for like replacement to the door so there will be no alteration in the visual character of the building, particularly as the new joinery will preserve the existing proportions and detailing of the door.

As the proposed works relate solely to the replacement of a door and its frame with a like for like replacement there will be no impact on the setting of the listed building or the wider Morganstown Conservation Area. The proposals will remove a deteriorated element of the building and provide a replacement that both preserves the building's character through replication and protects it into the future by ensuring the building will remain weather tight, secure and fit for purpose in terms of its residential use.

Given the above it is clear that the proposed replacement of the door would achieve the objectives laid down in legislation to have regard to the desirability of preserving the listed building, safeguarding its character and appearance in a manner that ensures its historic interest is preserved.

CONCLUSIONS

The proposed development is demonstrably compliant with planning policy at the local and national level where the historic environment is concerned and is a relatively minor but necessary piece of work that is the minimum required to ensure that the building remains in good order and can continue to operate appropriately for its residents.

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 following **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 development shall be carried out in accordance with the following approved plans and documents:

- quotation 17/02/2026
- Heritage Impact Statement

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

3. **No works shall be carried out** until detailed drawings of the proposed replacement door, frames and glazing arrangement drawn at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To protect the built heritage of the area in accordance with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 10.08.2026