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| DATE WRITTEN | 15th November 2018 |
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| COMMITTEE | Planning and Regulatory |
| COMMITTEE DATE | 28th November 2018 |

Application No.
P/18/0288

Date
11th September 2018

Determining Authority
MTCBC

Proposed Development

Location

Name & Address of Applicant/Agent

Refurbishment of existing building and conversion to a house of multiple occupation

St Margaret's Spiritualist Church
Lower Thomas Street
Merthyr Tydfil
CF47 0BY

Rental Mental Ltd
c/o Paul Overton Architects
97A High Street
Merthyr Tydfil
CF47 8UD



P/18/0288

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Councillor's O'Neill and A. Barry have requested that this application be reported to committee to consider the objections raised by surrounding residents.

APPLICATION SITE

The application relates to a Grade II listed building which was built as a replacement Unitarian chapel for one which was formerly located in Twynyrodyn. Construction on the chapel started in 1901 and was completed in 1903. Following its cessation as a Unitarian chapel the building was occupied by a Spiritualist church until becoming vacant in 2008.

The front facade of the building is a dramatic statement of late Victorian gothic, emphasising the Perpendicular style, predominantly red brick with Bath stone bands, crenellated parapet, stepped bold buttress supporting gable end with freestanding flanking parapet. The facade is stepped back behind an arcade with a stone central staircase leading to the basement and flanking arm staircases leading to the chapel. The arcade is five bays and the chapel three storeys. The chapel nave has typical Perpendicular style tracery split windows with segmental arch lintels, and coloured glass. The roofline is a hammerbeam with clay tile external covering. The vestry is a later addition, with no architectural detailing of great significance.

The application site is located within a mainly residential street. It is nestled in-between terraces, making it a dominant feature in the townscape. It is also located within the Town Centre boundary and the Thomastown Conservation Area as designated by the Merthyr Tydfil Local Development Plan 2006-2021.

The building occupies the entire site with the exception of light wells to either side. The site is bounded by a residential dwelling to the south, the offices of a charity to the north, a highway to the west and lane to the east.

The application is supported by a Heritage Impact Assessment.

PROPOSED DEVELOPMENT

Listed building consent is sought for the refurbishment of the building to enable its conversion into a house of multiple occupation (HMO). This would comprise of 11 bedrooms and associated shared facilities including a kitchen, communal space and toilet/wash rooms.

The basement level would contain 5 bedrooms, (one which would be en-suite), a bathroom and a shower room. These would be accessed via a new internal staircase. This level would also house the sprinkler water storage tank, gas and electric meters and a refuse and recycling store. However, the meters and refuse and recycling store would be accessed via existing external steps from Lower Thomas Street.

Within the ground floor it is proposed to provide an internal lobby, kitchen, living/dining room, shower room and two further bedrooms. Access into the building would be gained via two entrances into this level of the building, the main front entrance off Lower Thomas Street and a rear entrance off Library Lane.

A new first floor level is also proposed which would contain four bedrooms and a shower room. It would be accessed from a new internal staircase.

The following internal and external works are the subject of this listed building application:

Layout, ceilings, walls and floors

- The entrance porch would remain in its existing form with the interior made good.
- The basement meeting room would be divided by new internal wall to form the relevant rooms.
- At ground floor level, three of the four bays to the church nave and transept would have two new floors inserted in them. The upper floor would be set approximately 1m below the eaves to form a new first floor level and the lower floor would be set approximately 1m below the nave window cills to form the floor level of the ground floor.
- The fourth bay, adjacent to the entrance porch, would form the internal lobby and would be returned to its original condition to help preserve the setting of the west window, two of the nave side windows and one of the main roof hammer beam trusses. The modern dado panelling would be removed and the walls returned to their original brick and stone band finish.
- The rear single storey extension would be refurbished to form the communal kitchen.
- The three storeys of the proposed HMO would be connected by a single internal staircase which would be located within one of the bays and adjacent to one of the nave windows. This would be separated from all other areas by fire doors to form a compartmented and protected shaft.
- As a result of the proposed layout the chancel and transept arches would be bisected by the new floor and truncated by new party walls and partitions. It is intended that these features are retained in full but covered over with dry lining and insulation that would be applied to the inside face of the external walls.
- The hammer beam trusses would be a partially visible feature within the bedrooms on the first floor. The parts of the trusses that would not be visible would be concealed behind the wall lining and insulation in the eaves roof void.
- The existing timber ceiling to the entrance porch would be inspected and any damaged or rot affected timber would be discarded and replaced with new timber to match the existing.
- The existing timber boarded ceiling to the main roof would be made good and covered with plasterboard and insulation. The existing purlins and hammer beam truss members would still be visible within the first floor bedrooms.
- The ceilings to the ground floor rooms would be plasterboarded with insulation over and set at a height of 2.6m above the new floor level. The ceilings would be suspended and would bisect the existing stained glass nave windows. However, where the ceiling passes alongside these windows it would be inset to prevent the windows from being bisected and allowing them to be fully visible from within the building (although the views of the stained glass upper sections would be somewhat restricted by the ceiling).

- The newly formed internal lobby would be carpeted with the original timber boards preserved below.
- The living room and bedroom floors would be carpeted with sheet vinyl to kitchens, toilets and bathrooms.
- The basement level porch floor would be re-laid with new quarry tiles to match those already existing in this location.

Internal brickwork and stonework

- The internal stonework and brickwork to the entrance porch is generally in good condition but has been water stained. The brickwork is to be cleaned to remove salts and re-pointed as necessary.
- The brickworks to the proposed internal lobby/nave bay is to be returned to its original state which would involve the removal of the emulsion paint, cleaning the brickwork and repointing with a lime putty, profiled to match the existing pointing.
- Most of the other internal stonework would be covered by dry lining. The main exceptions being the entrance lobby (as stated above) and tracery to windows. Paint would be removed from these features and the stonework cleaned.

Other works

- The internal vestibule would be made good and refitted in its existing position. The existing ply panels would be replaced with new panels and the vestibule would be more sensitively fitted in its masonry opening. More appropriate ironmongery would be fitted and the overhead heater removed.
- The commemorative plaque which is mounted on the north wall of the nave would be removed and relocated to the new internal lobby.
- Each bedroom and communal areas would be heated by electric wall mounted heaters which would avoid the need for flues and pipework. The internal lobby would also be heated by an electric heater to deter condensation and mould. The open entrance porch would remain unheated.
- The building would be re-wired with electric meters grouped in the basement store. The wiring would be generally hidden beneath the drylining but wiring to original stone and brick walls would be surface mounted.
- Above ground drainage in the form of soil vent pipes and wastes would be contained internally, within the bathrooms and bedrooms.
- Soil vent pipes would rise to the main roof void and vent to fresh air via a single outlet pipe and an air brick grille set in the rear elevation gable wall. Any extract ventilation ducts and vent outlets would also be treated in the same way.
- In terms of security, an enhanced security system is proposed for the building. As well as an individual PIR activated alarm system, an entry phone/remote release system between the main entrance gate and each bedroom is proposed backed up by a surveillance camera and recorder system covering the upper and lower levels of the entrance porch and internal lobby.
- The building would be fitted with a fire alarm system.

The external works proposed to the building are summarised below:

Front elevation (to Lower Thomas Street)

The front elevation of the church would see only minor alterations in its appearance with the proposed works generally involving repair, restoration and maintenance. These include:

- A new zinc roof over the porch area (this is currently covered with temporary black plastic covering due to the theft of the previous lead roof);
- The crenelated stone parapet which is missing would be replaced;
- The decorative stone features to the arches and columns would be re-dressed;
- The west window stone tracery would be made good (with re-dressing if necessary) and cleaned. The stained glass would be cleaned and any broken panes of glass within this window would be replaced and the lead comes and iron rod supports checked for stability and made good as necessary. Clear plastic sheets would then be fixed on the exterior of the building to protect it and improve thermal performance.
- Locks would be fitted to the existing wrought iron gates;
- The existing stone and brickwork would be re-pointed.

Rear elevation (to Library Lane)

Alterations to the rear facing elevation include the following:

- Four new arched casement windows are proposed in the main rear gable elevation (at new first floor level) to serve the proposed first floor accommodation. These would be timber framed, double glazed casement windows with brick surrounds and stone cills. Each window would be fitted with obscure glass and restrictors to limit opening to 150mm.
- A grille would be inserted for the soil pipes and extraction ventilation system pipes.
- Areas of loose brickwork and the loose bricks to the chimney stack would be rebuilt using the existing bricks.
- A new window would be inserted into the smaller of the existing window openings in the rear elevation of the single storey annexe and a new window opening would be formed in the place of the existing door in this rear projection. This would involve infilling part of the door opening and inserting a new stone cill. These windows would be vertical sliding, traditional box sash windows with 'slimline' double glazing.
- The larger of the existing window openings in the rear elevation of the single storey annexe would be opened out to form a new door opening with the existing cill refitted as a doorstep. The door would be a traditional 6 panel, framed, timber door with fanlight.

South facing side elevation

Proposed alterations to this elevation include:

- The three basement level windows would be replaced with new timber double glazed casement windows with top hung opening lights.
- The leaded lights of the existing ground floor window located nearest to Lower Thomas Street would be made good.
- The middle ground floor window would have new leaded lights in a new steel window frame with bottom casement opening lights. These would be fitted with restrictors to limit opening to 150mm. The original glass would be cut and refitted within this window.
- The leaded lights of the existing ground floor window located nearest to Library Lane would be replaced with new leaded lights in a new steel frame with bottom casement opening lights. One of these would be fixed shut and the other would be fitted with restrictors to limit opening to 150mm. The original glass would be cut and refitted within this window.
- The existing cill vents/drains to window openings would be made good.

North facing side elevation

Proposed alterations to this elevation include:

- The three basement level windows would be replaced with new timber, double glazed casement windows with top hung opening lights.
- The leaded lights of the existing ground floor window located nearest to Lower Thomas Street would be made good.
- The middle ground floor window would have new leaded lights in a new steel window frame with bottom casement opening lights. These would be fitted with restrictors to limit opening to 150mm. The original glass would be cut and refitted within this window.
- The leaded lights of the existing ground floor window located nearest to Library Lane would have new leaded lights in a new steel window frame with bottom casement opening lights. These would be fitted with restrictors to limit opening to 150mm. The original glass would be cut and refitted within this window.
- The existing cill vents/drains to window openings would be made good.
- The window in the rear annexe would also be replaced with a new sash window.

Elevations to the north and south gable projections

- The leaded light in the existing east facing elevation of the northern gable projection (facing towards Library Lane) would be replaced with new leaded lights in a new steel window frame with a casement opening light. The original glass would be cut and refitted within this window.
- The ground floor leaded light in the existing west facing elevation of the southern gable projection (facing towards Lower Thomas Street) would be replaced with new leaded lights in a new steel window frame with a casement opening light fitted with restrictors to limit opening to 150mm. The original glass would be cut and refitted within this window. In addition, the door serving the basement would be replaced with a new half glazed door.

- The ground floor leaded light in the existing west facing elevation of the northern gable projection (facing towards Lower Thomas Street) would be replaced with new leaded lights in a new steel window frame with a casement opening light fitted with restrictors to limit opening to 150mm. The original glass would be cut and refitted within this window. In addition, the door serving the basement would be replaced with a new half glazed door.

Roofs

Works proposed to the roofs include:

- The overhauling of the existing main roof covering and lead flashings. As the existing clay plain tiles are in good condition these can be made good.
- The insertion of six new roof lights in the main roof, three in the northern roof plane and three in the southern roof plane. These would be conservation style, low profile windows.
- The replacement of the existing concrete tiles covering the hipped roof with terracotta plain tiles and ridges to match the main roof.
- New lead flashing to the hipped roof with a new over fascia strip ventilation to the roof void.
- All lead soakers, flashings and valleys inspected and made good or replaced. Flashings would be formed in code 4 lead and valleys and parapet gutters in code 5 or 6 (depending on length).

Other general external works

- All lead soakers, flashings and valleys would be inspected and either made good or replaced.
- All plastic rainwater goods would be removed and replaced with cast iron goods to match the existing. The existing cast iron rainwater goods would be inspected and either made good or replaced.
- The external brickwork would be re-pointed where needed with a grey grit mix similar to the existing mortar.
- Stonework would be checked to establish stability and reset where necessary.
- The decorative stonework features would be redressed where necessary.
- The external stonework would be cleaned.
- Stone surfaces to the entrance porch steps and landings would be examined and made good with an appropriate stone repair treatment (not specified). The nosing of the stone steps may also need to be marked using a simple painted line for health and safety reasons.
- The steel gate at the foot of the basement steps would be removed.

PLANNING HISTORY

The relevant planning history is detailed below:

P/16/0379 Refurbishment of existing building and conversion to 5 residential units (Listed building Consent)

Granted Listed Building approval subject to conditions on 12 March 2018

P/16/0378 Refurbishment of existing building and conversion to 5 residential units
Granted planning permission subject to conditions on 1 March 2018

P/13/0394 Replacement of lead on narthex roof with Terne Coated Steel, reduce rear chimney and increase height of front railings
Granted Listed Building approval subject to conditions on 11 March 2014

It is noted that a planning application for the conversion of this building into a HMO also forms part of this agenda (Planning Reference: P/18/0287).

CONSULTATION

The following bodies were consulted and their responses are presented below:

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| Planning Division's Heritage & Conservation Officer | No objection subject to conditions |
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| Joint Committee for the National Amenity Societies - The Victorian Society | No response |
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| The Society for the Protection of Ancient Buildings | No objection |
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| The Chapels Heritage Society | No objection subject to conditions |
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| Glamorgan Gwent Archaeological Trust | No objection subject to condition |
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| Merthyr Tydfil Heritage Trust | No response |
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PUBLICITY

In accordance with statutory publicity requirements, a press notice was published within the local paper and two site notices were displayed within the vicinity of the site.

Following this publicity exercise twenty three letters of objection were received. The objections do not relate to the listed building application and as such have been fully considered under the planning application (P/18/0287) also being considered by committee as part of this agenda.

POLICY CONTEXT

Local Policy

The following policies of the Merthyr Tydfil Borough Local Development Plan 2006-2021 are relevant to the determination of this application:

- BW6: Townscape and Built Heritage; and
- BW7: Sustainable Design and Place Making.

The Thomastown Conservation Area Appraisal (July 2014) further states that preservation of the Conservation Area is a priority and identifies Listed Buildings, locally listed buildings and buildings that are considered to add positively to the character and appearance of the Conservation Area. St Margaret's Church is identified as a key building within this document.

National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990:

Paragraph 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, if 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”.

Paragraph 72 – *“(1) In the exercise, with respect to any buildings or other land in a conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*

Planning Policy Wales (Edition 9, November 2016) is relevant to the determination of this planning application. The following sections are identified as being of particular importance:

Paragraph 4.11.10 states *“In areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and conservation areas, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention”*

Paragraph 6.1.3 notes *“The historic environment is relevant to and is a vibrant part of the culture and economy of Wales. **To enable the historic environment to deliver rich benefits to the people of Wales, what is of significance needs to be identified and change that has an impact on historic assets must be managed in a sensitive and sustainable way”.***

Paragraph 6.1.4 states *“Decisions on planning applications and listed building and conservation area consents must be based on adequate information provided by the applicant and any action must be in proportion to the impact of the proposals, and the effects on the significance of the assets and their heritage values”*

Paragraph 6.2.1 sets out the importance of protecting, managing and conserving the historic environment.

Paragraph 6.5.11 specifically refers to development proposals affecting a listed building, It states *“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.²⁴ The aim should be to find the best way to protect and enhance the special qualities of listed buildings, 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 development and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future”*.

Paragraph 6.5.13 also states *“Applicants for listed building consent must be able to justify their proposals, show why alteration or demolition of a listed building is desirable or necessary”*.

The following are also of relevance:

Technical Advice Note 24: The Historic Environment (2017)

- Chapter 5 paragraphs 5.9-5.17 provide detailed guidance on listed building consent.
- Paragraph 6.3 states that local planning authorities must give special attention to the desirability of preserving or enhancing conservation areas when taking planning decisions. Whilst in relation to town centres paragraph 6.6 places an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area’s special architectural and historic qualities.

BS 7913:2013 Guide to the conservation of historic buildings:

Describes best practice in the management and treatment of historic buildings, it provides the principles on the conservation of historic buildings and sites.

CONSIDERATIONS

This application relates to a Grade II listed building which is located in a prominent position within its streetscene and the Thomastown conservation area. However, this building has been vacant for a number of years and in this time its condition has slowly deteriorated. At present, it is deemed to be a building at risk (Buildings at Risk Survey, Cadw, December 2016) and portrays a dilapidated frontage to the

street and wider area. Indeed, elements of its once striking facade are now either missing, boarded up/concealed from view or appear in an unkempt and poor condition. As such it is considered that the building is in urgent need of attention and a viable use which would prevent further deterioration and ensure its maintenance and longevity. In this respect it is noted that a residential type use such as this is likely to be one of the main uses through which a sustainable future can be secured.

Although the proposed re-use is welcomed, it is acknowledged that a number of external and internal alterations are required which would have an impact on the character and appearance of the building.

Impact of external alterations

Arguably the most prominent and striking external elevation is that which fronts onto Lower Thomas Street. This would not undergo any significant alterations and much of the works would involve its repair, restoration and general maintenance. As such the proposal would be beneficial to this important elevation by improving its appearance and halting further deterioration whilst preserving its historic character and features. The most significant loss in this respect would be as a result of the clear plastic sheets which would cover the large, traditional stained glass window. This part of the proposal has the potential to seriously harm the character and appearance of the building. Notwithstanding this, it is recognised that this important and relatively fragile element, requires protection from potential vandalism. As such, the details of how this protection is attached to the window so that it causes the least visual and historic damage must be carefully considered. A condition requiring further details is therefore recommended. It is acknowledged that the lead from the porch roof has been stolen in the past which has resulted in water penetration. The provision of a more modern zinc roof is considered an acceptable replacement.

It is the rear elevation of the building that would see the greatest alterations. However, this is modest in its appearance and does not contain the intricate detailing of the front facade. This elevation would see the existing windows and doors to the single storey rear annexe altered to accommodate the layout of the proposed HMO. However, the proposed alterations are considered to be relatively sympathetic and would not significantly harm the historic character of the building. It is also noted that this elevation currently contains a variety of windows (upvc and timber) and a modern timber door. Four new arched windows are also proposed in the rear elevation of the main section of the church which would serve the new first floor level. Whilst these are entirely new additions, they have been sympathetically designed to appear in keeping with the building.

Alterations to a number of other windows are also proposed. Whilst the basement windows would be replaced, these are modern timber casement windows (although it would appear that they are fitted within original window openings) and would not be visible from any public vantage point. As such the alteration is considered to be acceptable. Conversely, the ground floor windows in the side elevations and within the projecting transept are original and consist of stained and clear glass in leaded lights within stone traceries. The majority of these would be altered to have new leaded lights in a new steel window frame with bottom casement opening lights. However, the original glass would be cut and refitted within these windows. Whilst

this would be a relatively significant change, the windows would generally have the same appearance (with the exception of the opening lights) and would contain the original glass. It is also noted that the introduction of opening windows to a residential unit is not an unreasonable change.

It is also noted that six roof lights are proposed within the main roof of the building. However, these would be conservation type roof lights which should limit their overall visual impact. Whilst it is acknowledged that these would clearly be a modern addition, their sympathetic introduction would not cause significant harm to the character or appearance of the building.

Impact of internal alterations

Internally the building would see a significant alteration. The character and historic layout of the church would be lost by its subdivision and the insertion of new walls, floors and ceilings. However, the provision of a full height internal lobby would allow some of the buildings historic character to be retained and appreciated by future occupants and visitors.

The proposal would result in the chancel and transept arches being bisected by the new floor and truncated by new party walls and partitions. The ceilings to the ground floor would be suspended but to avoid the nave windows from being bisected by this ceiling, it would be recessed alongside each of the side nave windows. However, it is noted that the stained glass upper sections of the windows would be slightly obscured from view. The hammer beam trusses would be a partially visible feature within the first floor with the remaining parts concealed behind the wall lining and insulation in the eaves roof void. The main timber ceiling would also be covered over with plasterboard but the existing purlins and hammer beam truss members would remain visible. It is clear that the proposed scheme would result in considerable internal alterations with a number of the historic features being concealed from view and hidden within the proposed internal wall and roof structures. However, despite the changes and the undesirable covering up of the important details of the building, it should be noted that these features would not be removed or lost. Accordingly, if suitably covered, they would be protected and preserved within the building.

Another notable internal alteration would be the insertion of an internal timber staircase which would provide access to all floors of the proposed HMO. This would be located adjacent to the northern side of the church and would bisect the middle nave window. Whilst this is not entirely desirable and the staircase would be a completely new addition to the church, it is considered that this element of the proposal could be acceptable depending on its design and fixing. As such further details of this would be required via a condition.

It should also be noted that a number of positive internal alterations are proposed which would restore the character of certain aspects of the building. These include works to the internal vestibule, internal brickwork and stonework and stone tracery to the windows. The proposed internal lobby and existing porch would also see repairs and works to return them to their original forms.

A number of modern alterations and additions are proposed which include new electrics, heating systems, ventilation and drainage, security systems and fire safety systems. Whilst these are modern additions to the listed building, it is recognised that they are necessary in order to facilitate the proposed residential use of this historic building and bring it back into urgent beneficial use. As such, the introduction of such features and changes are accepted providing they are implemented sensitively. Where insufficient details have been submitted it is recommended that additional particulars are submitted and approved via suitably worded conditions.

This proposal has been fully considered by the Heritage and Conservation Officer who is supportive of the proposed change of use, noting that the building will survive in a reasonable condition if it is used and most importantly, heated and occupied. As such the Heritage and Conservation has raised no objection to the scheme subject to a number of conditions relating to specific finer details which would ensure that the works are acceptable and for the betterment of the listed building.

Finally, it is noted that comments have been received from Glamorgan Gwent Archaeological Trust, The Society for the Protection of Ancient Buildings and Capel. Whilst these have not objected to the application they have suggested conditions which can be attached to any listed building consent.

CONCLUSION

It is clear that this prominent listed building is in urgent need of repair and continued maintenance to halt its deterioration and the loss of remaining historic features. The proposed use would enable this whilst ensuring its longevity. However, it is acknowledged that in order to provide a viable alternative use, some significant alterations are necessary. The benefits of bringing this building back into use must therefore be carefully considered against the impact of these changes on the character of this listed asset. There is no question that some of the proposed alterations would affect the character of the listed building. However, the striking and intricate front elevation would be repaired and restored, and many of the internal features would be retained even if they are no longer visible. As such, it is not considered that the proposed alterations would significantly harm the character of this listed asset and there are clear benefits in bringing the building back into use.

For the above reasons, the proposal is considered to comply with the Listed Buildings and Conservation Areas Act 1990 and will conserve the special interest and architectural/historical merit of the building. The proposal also complies with PPW and polices BW6 and BW7 of the LDP. Accordingly, the following recommendation is made:

RECOMMENDATION: BE GRANTED LISTED BUILDING CONSENT subject to the following **CONDITONS:**

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: HMO scheme proposals - plans, Drawing Number: 10, received on 11 September 2018.

Drawing Title: HMO scheme proposals elevations and sections, Drawing Number: 11, received on 11 September 2018.

Drawing Title: HMO scheme proposals details - sheet 1, Drawing Number: 12, received on 11 September 2018.

Drawing Title: HMO scheme proposals details - sheet 2, Drawing Number: 13, amended plan received on 5 November 2018.

Drawing Title: HMO scheme proposals details - sheet 3, Drawing Number: 14, received on 11 September 2018.

Heritage Impact Assessment produced by Paul Overton Architects and submitted on 31 October 2018 (amended version)

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

3. **Prior to the commencement of works** a historic building recording and analysis to a level 3 (to be carried out under the guidance of Historic England's A guide to good recording practice (May 2016), shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To secure and safeguard the provision for inspection and recording of matters of architectural/archaeological/historical importance associated with the building/site that may be lost in the course of works and to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

4. **BEFORE** construction works commence, a structural appraisal by a conservation accredited structural engineer detailing the condition of the building envelope and proposed structural alterations shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

5. **BEFORE** construction works commence details of the exact location for the re-siting of the memorial plaque in the lobby area shall be submitted to and

approved in writing by the Local Planning Authority. The plaque shall be sited in the approved location before any flat is occupied.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

6. **BEFORE** construction works commence, mechanical, engineering and drainage details shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

7. **Prior to the commencement of works**, specialist reports including photographic survey and elevational drawings, detailing the condition and method of treatment for the following:

- a) Stained glass specialist condition survey
- b) Brick work and stonework condition identifying replacement and repair survey
- c) Roof timber condition survey
- d) Lime mortar analysis report
- e) Gate and railing repair methodology
- f) Methodology of replacement zinc roof over porch

shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved reports.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

8. **Prior to the commencement of works**, a method statement detailing the removal, refurbishment and protection of stained glass windows, and the use of secondary glazing shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

9. **Prior to the commencement of works**, replacement window units technical information detailing finishes including spacer bar finish and siting of manufacturer marks shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

10. **Prior to the commencement of works**, samples or details of the following shall be submitted to and approved in writing by the local planning authority:

- a) stonework
- b) lead work and patination methodology
- c) conservation roof lights
- d) floor tiles
- e) external lime pointing
- f) rainwater goods
- g) main gate lock
- h) security cameras and fire alarms (including location)
- i) external lighting (including location)
- j) timber/ply panels
- k) plaster boards for internal covering and structure construction

All works shall be carried out in accordance with the approved samples and details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

11. **Prior to the commencement of cleaning works**, a method statement indicating how the cleaning of the building fabric will conform to BS 82221-1-2012 (Code of practice for cleaning and surface repair of buildings. Cleaning of natural stone, brick, terracotta and concrete) shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

12. **Prior to the commencement of works**, insulation details indicating ventilation flow via drawings scale 1:10 of the following:

- a) Solid walls

- b) Roof members and tongue and groove boarding
- c) Boxed in architectural features - columns, corbels, chancel and transept arches.

shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.

13. **Prior to the commencement of works** full details of the internal staircase, including materials/finishes and details of fixing, shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken shall be implemented in full, in accordance with the approved details.

Reason - To ensure that special regard is paid 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 to accord with Policy BW6 of the Merthyr Tydfil Local Development Plan.