

Application No: 24/0983/LBC
Applicant: [REDACTED]
Proposal: Replace wooden balustrades and railings, replace existing timber canopy with glazed canopy on mild steel frame, retain satellite dish and domed CCTV camera (application for Listed Building Consent – LBC)
Location: 44 Swansea Road Hirwaun Rhondda Cynon Taf CF44 9PE

RECOMMENDATION: Approve

REASONS:

This application is a resubmission of a previously refused application for works to a rear balcony, staircase, canopy, railings, a CCTV camera and the retention of a satellite dish to the rear of 44 Swansea Road.

The balcony, balustrades, railings and canopy have all been altered to provide a more sympathetic addition to the Listed Building to which they would be attached. The satellite dish is considered an acceptable, modern addition and the amended design for the CCTV camera would also be minimal, proportionate and visually unobtrusive.

The amended works are considered to be in keeping with the parent property and are acceptable in terms of the special architectural and historic importance of the Listed Building.

The development is therefore considered to be in accordance with Policies AW5, AW6 and AW7 of the Local Development Plan and the proposal is acceptable.

APPLICATION DETAILS

Listed Building Consent (LBC) is sought for the retention of a rear balcony and the alteration of the stairs, balustrade, railings and finish thereof. Additionally, the existing rear canopy and the CCTV camera is proposed to be altered and the satellite dish retained.

Specifically, the application proposes the following:

- Retention of the balcony which, it is claimed, has been in situ since early 2000's;
- Removal of the existing stone cladding of the structure and finish the structure and its supports with a smooth, lime-based, render finish;
- Remove the timber railings and handrails on the balcony and stairs and replace with powder-coated (black), mild steel spindles and handrails;

- Replace the existing canopy with a powder-coated, mild steel frame with a glass roof; and
- Replacement of the existing CCTV camera with a “dome” style camera.

The application is accompanied with a Biodiversity Enhancement Plan and Green Infrastructure Statement and a Heritage Impact Assessment (HIA).

The works are also subject to an accompanying application for planning permission under reference 24/1014/FUL

SITE APPRAISAL

The application property is a semi-detached Georgian Town House of two storeys with an attic and basement, located within the village of Hirwaun. The dwelling benefits from a rear garden with vehicular access also provided to the side of the property.

The application is set back from and faces the adjacent highway to the north. The site is bound to the east by a neighbouring private lane with the rear gardens of residential properties set beyond the land and to the south the application site is bound by the Cynon River. Neighbouring properties include the property's attached property to the east, no. 45 Swansea Road, Hirwaun.

The application site is within settlement boundary limits and is a Grade II Listed Building:

Listed Building Reference Number: 10898, Grade II.

Reason for designation:

Listed as a rare well-preserved early C19 town house retaining original character.

History:

An early C19 house shown on the 1840 Tithe map, which may therefore have been occupied by a clerk or manager at Hirwaun Ironworks.

Exterior:

A Georgian house of 2 storeys with attic and basement, of limewashed rubble-stone 3-window front, roof replaced with synthetic slates, and rendered end stacks. Openings are offset to the R and have cambered heads. Most of the windows in the front elevation are renewed small-pane sashes in original openings. The central round-headed doorway has a panelled door and replaced plain overlight. In the lower storey the windows are irregularly placed to the R and L of the doorway, while immediately L of the doorway is a blocked former window (only visible inside the house). The upper storey has 3 regularly placed and smaller windows. The basement, occupying the L side of the house, has an original 12-pane hornless sash window to the L, and a boarded door to the R with a small inserted fixed light to its R. The L gable end is rendered. The rubble-stone rear has a single-storey outshut with basement, which has been raised to 2 storeys under a pitched roof on the L

side. Windows are replaced but a 2-light C19 casement window is retained to the basement on the R side, while a replaced door is to the L side.

In front of the centre and R side of the house is a forecourt. Its gateway has square freestone piers with pyramid caps (gates are missing), to the R of which is a dwarf wall with iron railings, terminating with a pier similar to the gate piers.

Interior:

Openings are blocked that formerly provided internal access to No 45. A single slate chimneypiece has survived in the lower storey. In the upper storey is a fragment of a former stone winding attic stair. The lower storey retains panelled doors, the upper storey boarded doors.

PLANNING HISTORY

App No. 24/0983/LBC				
App No.	Site Location	Proposal	Decision	Decision Date
24/1014/FUL	44 Swansea Road, Hirwaun, Aberdare, CF44 9PE	Retain satellite dish and CCTV camera, replace existing balustrades, handrails and canopy	Pending	
22/0740/LBC	As above	Retrospective planning for staircase and other associated works including rebuilding boundary stone walls to side, provision of new gates (LBC application)	Refused	26/01/2024
22/0737/FUL	As above	Retrospective planning for staircase and other associated works including rebuilding boundary stone walls to side, provision of new gates	Refused	26/01/2024
13/0840/FUL	Land to the rear of 44 Swansea Road, Hirwaun, Aberdare, CF44 9PE	Garage and concrete apron	Approved	04/10/2013
13/0147/FUL	44 Swansea Road, Hirwaun, Aberdare, CF44 9PE	Re-instatement of window into front elevation	Approved	02/10/2013

12/0890/FUL	As above	Garage and concrete apron on land to the rear of 44 Swansea Road (Retrospective)	Refused Appeal dismissed	05/11/2012 25/06/2013
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PUBLICITY

This has included the direct notification of neighbouring properties, the display of site notices and a press notice. No responses have been received.

CONSULTATION

Consultation was undertaken with the Joint Committee of the National Amenity Societies (JCNAS) who are responsible for all of the National Amenity Societies as well as the Royal Commission for Ancient and Historic Monuments in Wales (RCAHMW). No responses have been received.

POLICY CONTEXT

The site is within the defined settlement boundary, is unallocated and is within the boundary of the village of Hirwaun.

Rhondda Cynon Taf Local Development Plan

The current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect.

Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the defined settlement boundary limits.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high-quality design and to make a positive contribution to place making, including landscaping.

Policy AW7 – refers to the protection and enhancement of the built environment. This policy states that development which impacts upon sites of architectural and historic merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Supplementary Planning Guidance (SPG):
Design and Placemaking
A Design Guide for Householder Development
The Historic Built Environment (March 2011)

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales (Edition 12) (PPW) was issued on 07 February 2024. It incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the Welsh Government's (WG) current policy position on planning issues relevant to the determination of all planning applications. Future Wales: The National Plan 2040 (FW2040) sets out the National Development Framework for Wales (NDF), WG's current position on planning policy at regional and national level, although it should form the basis of all decisions.

Paragraph 6.4.15 of PPW12 requires that all applications provide a Green Infrastructure Statement (GIS) to support the application, demonstrating how the step-wise approach to delivering biodiversity enhancement has been applied.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Furthermore, given the minor scale of the proposed development and its relationship with only the immediate surrounding area, there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it is not considered the policies set out in the document are specifically relevant to this application.

Other policy guidance considered:
PPW Technical Advice Note 12 – Design
PPW Technical Advice Note 15 – Development and Flood Risk
PPW Technical Advice Note 24 – the Historic Environment
Historic Environment (Wales) Act 2023

REASONS FOR REACHING THE RECOMMENDATION

Section 96(2) of the Historic Environment (Wales) Act 2023 states that 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.

Main Issue:

Acceptability of the proposed development on the special architectural and historic merit of the Listed Building

The application is partially retrospective with elements of the proposal to be retained, and modified. The retention of the balcony is considered to be acceptable, as it allows improved and alternative access through the property, particularly to the lower garden level.

It is unclear whether the balcony has been replaced, as previously claimed by the neighbouring property, however it is clear that there has been a similar balcony on the property for some considerable time. The balcony improves access and circulation at the property to the benefit of the residents. Additionally, its location at the rear has the least impact on the character and appearance of the property.

The railings and handrails would be of an appropriate and acceptable form of powder coated, mild steel. It is considered that this would be suitably transparent and lightweight, having minimal impact on the character and appearance of the property.

The alterations to the balcony and its supporting structure would remove the existing unattractive stone cladding and provide a smooth render finish in a suitable lime-based product. It is considered that the finish would be suitable and appropriate and would clearly mark the balcony as a modern addition and not a pastiche attempting to disguise itself.

The retention of the satellite dish is also in as inobtrusive location as is possible. Its location in a recess at the rear of the property, while not ideal, has the least impact possible on the property. As such this is also, on balance, considered to be acceptable.

The removal of the existing camera is considered to be of benefit and its proposed replacement with a "dome" style camera is considered proportionate, suitable and acceptable. Security is an ongoing concern in modern life and cameras of this nature are considered to have minimal impact on even listed properties.

The re-styled canopy of glass and steel is a similarly lightweight and low-impact addition that would sit comfortably on the rear elevation and the wider setting of the property.

The works, as a package, would address the previous concerns on the "as built" unauthorised development at the property, the cumulative impact of which would, on balance, be acceptable.

Conclusion

The planning merits of this application are considered in full in the associated planning report. The merits have been assessed and a recommendation for approval is offered.

The works proposed in the amended scheme are considered to be acceptable and form a modest update to the property that would improve its access, circulation and general utility. The proposed works, in their totality, are considered to be sympathetic to the special architectural and historical importance of the listed building and are therefore, on balance, acceptable.

The development is therefore considered to be in accordance with Policies AW5, AW6 and AW7 of the Local Development Plan and the proposal is acceptable.

RECOMMENDATION: Approve, subject to conditions below and the favourable referral to Cadw.

CONDITIONS AND REASONS

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 of the Historic Environment (Wales) Act 2023.

1. 1A5

*Site location plan;
Proposed plans and elevations; and
Biodiversity Enhancement Plan and Green infrastructure Statement.*

2. The proposed render finish to the balcony and its supporting structure, shall be constructed in strict accordance with details of texture, colour and finish to be submitted to and approved in writing by the Local Planning Authority and such details to be demonstrated by the prior construction of a sample panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings and the special architectural and historic character of the listed building in the interests of visual amenity in accordance with Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan

3. Notwithstanding the approved plans details of the proposed CCTV camera and bat box, including their positions and means of fixing, shall

be submitted to and specifically approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4. Notwithstanding the approved plans, details of the railings, handrails and canopy supporting structure, shall be submitted to and specifically approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

NOTES

1. N52
2. N27