



DECISION NOTICE

Mr Alex French,
Alex French Associates
26, Augusta Road
Penarth
Vale of Glamorgan
CF64 5RJ

APPLICATION NO 13/P/00110

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS
1990

NOTIFICATION OF APPROVAL ON APPLICATION FOR LISTED BUILDING CONSENT

In pursuance of its powers under the above-mentioned Act and Regulations,
TORFAEN COUNTY BOROUGH COUNCIL (hereinafter called 'the Council') as
Local Planning Authority hereby **CONSENTS** to:

**Alterations & repairs to form 6 self contained flats including demolition of 2
extensions.**

AT:

Lion House, Commercial Street, Pontypool, NP4 6JJ

In accordance with the application for Listed Building Consent submitted to the
Council on **19 March 2013**.

SUBJECT TO THE CONDITION(S) SPECIFIED HEREUNDER:

1. The development hereby permitted shall not be carried out except in complete
accordance with the proposed plans, Drawings Nos. 110/001, 110/002 rev A, 110/003
rev A, 110/004, 110/005, 110/006, 120/004, 120/004/2, 120/005, 120/006, D2, D3, D4,
D5, D6 submitted on 19th March 2013

REASON: For the avoidance of doubt and to ensure compliance with the approved plan.

2. Permission is granted subject to the provisions of Section 18 of the Listed Building Act 1990, namely that the development to which the permission relates must be begun not later than the expiration of 5 years beginning with the date on which the permission is granted.

REASON: To comply with the requirements of Section 18 of the Listed Building Act 1990.

3. In respect of any condition that requires the written approval of the Local Planning Authority, the works thereby approved shall be carried out in accordance with that approval unless subsequently otherwise approved, in writing, by the Local Planning Authority.

REASON: To ensure the development is carried out in accordance with the approved details.

4. Prior to the commencement of the works hereby approved a method statement describing how defective joists and the associated ceilings will be repaired should be supplied and approved by the Local Planning Authority.

REASON: To safeguard the character and appearance of the Listed Building.

5. Prior to the commencement of the works hereby approved a method statement for creating all new door and window openings and blocking up the existing ones should be supplied and approved by the Local Planning Authority.

REASON: To safeguard the character and appearance of the Listed Building.

6. Prior to the commencement of the works hereby approved a method statement describing how the existing floorboards will be sorted and re-used should be supplied and approved by the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded.

7. Prior to the commencement of the works hereby approved 1:5 timber sections of all doors and mouldings should be supplied and approved by the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded.

8. Prior to the commencement of the works hereby approved details of all replacement rainwater goods should be supplied and approved by the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded.

9. Prior to the commencement of the works hereby approved details of the alterations to all staircases should be supplied and approved by the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded.

10. Prior to the commencement of the works hereby approved samples of the proposed slates should be supplied and approved by the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded.

11. All new internal plastering shall use pure lime putty unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard the character and appearance of the Listed Building.

12. Where original ceilings remain these should be retained unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard the character and appearance of the Listed Building.

13. All external render repairs shall use pure lime render and permeable paints.

REASON: To safeguard the character and appearance of the Listed Building.

NOTES TO APPLICANT (if applicable):

1. You are advised that although listed building consent is granted, it should not be taken that the plans are necessarily compliant with the Disability Discrimination Act 1995. Failure to comply with the Disability Discrimination Act 1995 could leave you open to prosecution. You may wish to seek further expert advice on this matter.
2. You are advised that the ground floor design is purely indicative and that a further Listed Building Consent application showing the proposed alterations to the ground floor façade need to be submitted and approved prior to works being undertaken to the ground floor shop fronts
3. This listed building consent does not give authority to destroy or damage a bat roost or disturb a bat. If bats are discovered during the work you must stop immediately and contact the Countryside Council for Wales for advice before continuing.
4. This consent gives Listed Building Consent to undertake internal and external works to the property and does not give planning permission to use the building for residential purposes or Building Regulations approval Application 09/P/00450 relates to the planning permission to use the building for residential purposes this decision notice should be read in conjunction with the decision of the Change of use application.
5. The Development Plan covering Torfaen County Borough is the Gwent Structure Plan and Torfaen Local Plan. The following policies were relevant to the consideration of this application:
 - a) Torfaen Local Plan, Policies G1, G5, H4
 - b) Gwent Structure Plan, Policy BC2,

DATED: 09 October 2013



Signed
CHIEF OFFICER, PLANNING & PUBLIC PROTECTION SERVICE

APPEALS AGAINST THE DECISION OF THE LOCAL PLANNING AUTHORITY (LPA)

- If you are aggrieved by the decision of the LPA to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, you may appeal to the National Assembly for Wales (NAW).
- If you want to appeal you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at: Crown Buildings, Cathays Park, Cardiff, CF1 3NQ, www.planning-inspectorate.gov.uk or 02920 823866.
- The NAW has power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- If either the LPA or NAW refuses listed building consent or conservation area consent or grant it subject to conditions, the owner may claim that they can neither put the land to reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the council. This notice will require the council to purchase their interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Any further information concerning this decision may be obtained from the Planning & Public Protection Service, Ty Blaen Torfaen, Panteg Way, New Inn, Pontypool NP4 0LS (01633 648009). Please quote the reference number of this decision in any correspondence.