

The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan, Castell-nedd SA11 2GG

Tel **Ffôn** 01639 686868
Fax **Ffacs** 01639 686101

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	8
Suffix	
Property name	
Address line 1	WIND STREET
Address line 2	
Town/city	NEATH
Postcode	SA11 3EN

Description of site location must be completed if postcode is not known:

Easting (x)	275365
Northing (y)	197629

Description

Grade 2 Listed building set in main shopping street in Neath Town Centre

2. Applicant Details

Title	Mr
First name	wayne
Surname	hopkins
Company name	NPTCBC
Address line 1	The Quays
Address line 2	Brunel Way
Address line 3	
Town/city	Baglan Energy Park
Country	United Kingdom

2. Applicant Details

Postcode

SA11 2GG

Primary number

01639686754

Secondary number

Email address

w.hopkins2@npt.gov.uk

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?

497

Scale

sq.metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ☐ Yes ☒ No

5. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Demolition of temporary buildings and dilapidated extensions to rear, erection of new extension to rear containing a lift, Kitchen and Disabled WC, internal refurbishment works to bring up to lettable standard.

Has the development or work already been started without planning permission? ☐ Yes ☒ No

6. Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☒ Yes ☐ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building ☒ Yes ☐ No
- c) Demolition of a part of the listed building ☐ Yes ☐ No

Please provide a brief description of the building or part of the building you are proposing to demolish

temporary buildings attached to rear are to be demolished to provide a clean elevation and parking facilities, some outbuildings attached to the main body of the building are to be demolished and replaced with a new three storey extension and revamped roof.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The temporary buildings are not part of the listing we believe, the attached buildings are in poor condition and to bring the building back into use and provide

7. Demolition of Listed Building

better access and internal facilities (Kitchen and Disabled WC accessed from new lift) in its place are proposed. The main elevation to Wind Street is untouched other than decoration to windows and doors.

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building? ☒ Yes ☐ No

b) works to the exterior of the building? ☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Plans provided.

9. Existing Use

Please describe the current use of the site

Currently vacant, previous use offices.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Offices

When did this use end (if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building? ☐ Yes ☒ No

10. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'add' and filling in all the entries in the popup box

External Walls	
Please provide a description of existing materials and finishes:	Existing materials to rear are a rendered masonry construction
Please provide a description of proposed materials and finishes:	

Roof covering	
Please provide a description of existing materials and finishes:	Welsh Slates

10. Materials

Roof covering	
Please provide a description of proposed materials and finishes:	Welsh Slates to match

Chimney	
Please provide a description of existing materials and finishes:	brick
Please provide a description of proposed materials and finishes:	untouched

Windows	
Please provide a description of existing materials and finishes:	combination of a number of different styles, generally timber
Please provide a description of proposed materials and finishes:	HW top hung timber windows style to mimic sliding sash.

External Doors	
Please provide a description of existing materials and finishes:	front elevation - redecoration only rear elevation - part of demolition
Please provide a description of proposed materials and finishes:	HW doors and frames

Ceilings	
Please provide a description of existing materials and finishes:	plastered ceilings
Please provide a description of proposed materials and finishes:	generally retained in main building with suspended ceiling in corridor areas

Internal Walls	
Please provide a description of existing materials and finishes:	various masonry and stud
Please provide a description of proposed materials and finishes:	masonry walls to new extension dot dab plasterboard and skim finish, stud walls where used will be plasterboard faced studs.

Floors	
Please provide a description of existing materials and finishes:	suspended timber floors
Please provide a description of proposed materials and finishes:	main untouched, new floors timber acoustic / compartment floor

Internal Doors	
Please provide a description of existing materials and finishes:	timber various styles
Please provide a description of proposed materials and finishes:	upgraded with new fire doors

Rainwater goods	
Please provide a description of existing materials and finishes:	upvc
Please provide a description of proposed materials and finishes:	upvc

10. Materials

Boundary treatments (e.g. fences, walls)	
Please provide a description of existing materials and finishes:	existing adjacent buildings line the site
Please provide a description of proposed materials and finishes:	no further works intended

Vehicle access and hard standing	
Please provide a description of existing materials and finishes:	no hardstanding currently provided
Please provide a description of proposed materials and finishes:	Tarmac surface to form new parking / turning area

Lighting	
Please provide a description of existing materials and finishes:	none
Please provide a description of proposed materials and finishes:	to be developed

Other type of material (e.g. guttering) guttering	
Please provide a description of existing materials and finishes:	upvc
Please provide a description of proposed materials and finishes:	upvc

Are you supplying additional information on submitted plan(s)/design and access statement: ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

A1103 - 01 Site Location Plan
A1103 - 04 Existing Floor Plans
A1103 - 05 Proposed Basement Plan
A1103 - 06 Proposed GF Plan and Site Plan
A1103 - 07 Proposed FF Plan
A1103 - 08 Proposed SF Plan
A1103 - 11 Existing Elevations
A1103 - 12 Proposed Elevations

11. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

12. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

13. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

13. Trees and Hedges

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

14. Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

15. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

16. Foul Sewage

Please state how foul sewage is to be disposed of:

16. Foul Sewage

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

drainage positions to be confirmed following demolition

17. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

18. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 - Business	308	127	19.2	-107.8
Total	308	127	19.2	-107.8

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

21. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please

23. Industrial or Commercial Processes and Machinery

include the type of machinery which may be installed on site:

It is intended to let the building as offices possibly floor by floor, machinery other than heating will be subject to incoming tenants further application.

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

25. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

26. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Party wall notices have been issued.

27. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

28. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

29. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☒ Yes ☐ No

If Yes, please provide details of the name, relationship and role:

W. G. Hopkins
Architectural Officer
Neath Port Talbot CBC

30. Ownership Certificates

Certificate Of Ownership - Certificate A - Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

30. Ownership Certificates

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Wayne
Surname	Hopkins
Declaration date	20/05/2019

☒ Declaration made

31. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☒ The applicant ☐ The agent

Title	Mr
First name	Wayne
Surname	Hopkins
Declaration Date	20/05/2019

☒ Declaration made

32. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)	20/05/2019
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