



Llywodraeth Cymru
Welsh Government

Nicola Lake
Team Leader – East
Neath Port Talbot County Borough Council

By Email: n.lake@npt.gov.uk

Ein Cyf/Our ref: qA1416436
Eich Cyf/Your ref: P/2019/5511
Dyddiad/Date: 25 March 2020

Dear Ms lake,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES)
REGULATIONS 2012
LISTED BUILDING CONSENT FOR THE INSTALLATION OF SINK WITH
ASSOCIATED SUPPLY AND DRAINAGE, EXTERNAL FIXING OF FIRE ALARM
TO ADJACENT W/C, WIFI BOOSTER, NEW GALVANISED PLATE AND NEW
RAILINGS TO MARGAM TURBINE HOUSE, MARGAM COUNTRY PARK,
PORT TALBOT. APPLICATION P/2019/5511**

1. Consideration has been given to the above application for Listed Building Consent by the Welsh Ministers in accordance with the provisions of regulation 9 of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012.
2. I am authorised by the Minister for Housing and Local Government to determine your application.
3. The application seeks Listed Building Consent for the installation and associated supply and drainage of a sink, external fixing of fire alarm sounder to the adjacent W/C, WiFi booster and a new galvanised plate to the turbine pit with new railings.
4. In considering an application for Listed Building Consent the decision maker is required by Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the structure or its setting or any feature of special architectural or historic interest which it possesses.

5. Policies relating to the conservation of the historic environment are set out in Chapter 6 'The Historic Environment' of Planning Policy Wales (Edition 10, December 2018). Paragraph 6.1.10 summarises the general presumption in favour of the preservation of listed buildings. Paragraph 6.1.13 requires applicants to demonstrate why alteration to or demolition of a listed building is desirable or necessary. This is supplemented by Technical Advice Note (TAN) 24: The Historic Environment (24 May 2017) and Chapter 5 provides detailed guidance on Listed Building Consent applications.
6. Section 3 of the Well-being of Future Generations (Wales) Act 2015 ("the WFG Act") places a duty on the Welsh Ministers, as a public body, to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle and aimed at achieving well-being goals, as defined in section 4 of the WFG Act. In order to act in that manner, I have taken into account the ways of working, set out in section 5 of the WFG Act and the associated statutory guidance (SPSF1: Core Guidance, Shared Purpose: Shared Future) as part of the procedures relating to applications for Listed Building Consent.
7. Cadw's Inspector of Historic Buildings has considered the information submitted with this application and has provided the following assessment in relation to the work proposed:

"I have visited Margam Country Park, which is a site of outstanding historical importance and has a variety of listed buildings and structures within, as well as being on the Register of Landscapes, Parks and Gardens of Special Historic Interest, as a Grade I Listing. Margam Country Park is located on the southern slopes of the Mynydd Margam, approximately 349 meters above sea level, at the western end of the Vale of Glamorgan, just off the M4 and within the boundary of the Neath and Port Talbot, County Borough Council. The Turbine House is located south of the main car park at Margam Park, within a small wooded area, which forms part of the Grade I, Historic Park and Garden.

The Turbine House is listed Grade II for its historical and technical interest for the early production of Hydro Electricity, in a domestic context. Electricity was introduced to Margam Castle in 1891 by Emily Charlotte Talbot. The Hydro-electric scheme was devised by Drake and Goreham of Westminster to supply electricity to the Margam Estate. The idea was to produce enough electricity to power four hundred lamps by taking water from the 'Fish Pond' on the estate, via a cast iron tube and penstock, through to a 25-horse powered turbine to generate hydro-electricity for the estate buildings and being located in the purpose built Turbine House which is currently redundant, in its use.

The submitted proposal is for further work required to provide the following, at the Turbine House which is linked to a previous Listed Building Consent approval (P/2017/0008). The further work required at the Turbine House are for:

- *New railings around the newly installed turbine.*
- *New sink unit, water supply and waste pipe to Store Room 2.*

- New Cold Water supply.
- New external foul waste gully.
- WiFi router fitted to underside eaves, of North Elevation.
- External alarm/ sounder to front gable apex of main roof.

The Turbine House which forms part of the Margam Estate and the Margam Historic Park and Gardens, lies at the lower end of the Nant Cwm Philip, adjacent to the Car Park and the Public Toilets at Margam Park. The proposed works are associated to the newly installed Turbine having been commissioned and requiring further protection to meet Health and Safety requirements in its new re-use, as a Turbine House and exhibition area for use by the Friends of Margam. From the information submitted, the proposed new safety railings and ancillary works associated to the buildings re-use by the Friends of Margam will help prevent further deterioration of the historic fabric of the Turbine House in this area of Margam Park. The work will help enhance the view of the property, along with contributing to the preservation of the Historic Park, as well as bringing a redundant building back into re-use through regeneration and sustainability, along with furthering the visitor attraction to this area of the park. The proposed works are being kept to a minimum to achieve the best solution, whilst at the same time being sympathetic to the listed building and re-instating the use of Hydro Electric Power to parts of the Margam Estate – with these works playing an integral role, in preserving the historic character of the buildings at Margam Country Park for the future.

The proposed installation of the Safety Railings and other ancillary work for its proposed re-use by the Friends of Margam will have a minor effect on the character of the existing Turbine House, along with a minor effect on the appearance of the existing building/structure. I do not think that these changes will adversely affect the view of the overall historical architectural character of the listed building, or the wider Registered Historic Park and Gardens, but will hopefully enhance and improve the current state of the Turbine House and its re-use in the future, once all the works are complete. Hence, the proposed additional works to the previous Listed Building Consent (P/2017/0008) will not have an adverse or detrimental effect on the listed building, or the wider historic Park and Gardens. Other alterations are acceptable in principle, but are either lacking in detail, or are inappropriate in terms of material. I am content with the proposed additional work to the Margam Turbine House, Margam Country Park”

8. The primary consideration in this case is the statutory duty to have special regard to the desirability of preserving the structures or its setting or any features of special architectural or historical interest which is possessed. Your submissions indicate the works are necessary in order to accommodate the new tenancy by “Friends of Margam Park” who wish to utilize the building as a base within Margam Park.
9. I have considered the relevant submissions with the application and I can find nothing in the information before me to lead me to disagree with Cadw’s assessment in respect of the effect of the works on the listed structure. I conclude the works would not have any significant visual impact on the Grade II Listed structure.

10. For the reasons given above, and in exercise of the authority referred to in paragraph 2, I hereby grant Listed Building Consent, as set out in application P/2019/5511, subject to the following conditions

(a) The works to which this consent relates shall be begun not later than 5 years from the date of this letter; and

(b) The development shall be carried out in accordance with the following approved plans:

- Turbine House, Margam – Site Plan; Job No: A2016, Drawing No: P001, Rev D;
- Turbine House, Margam – G-Floor & Section AA; Job No: A2016, Drawing No: P100, Rev I;
- Turbine House, Margam – Roof Plan & Section BB; Job No: A2016, Drawing No: P101, Rev D;
- Turbine House, Margam – North & East Elevations; Job No: A2016, Drawing No: P200, Rev C; and
- Turbine House, Margam – South & West Elevations; Job No: A2016, Drawing No: P201, Rev B.

11. In reaching this decision, I have considered the well-being duty under section 3 of the WFG Act. In considering the relevant Welsh Government well-being objectives, this decision will ‘promote and enhance the culture and heritage of Wales’ by safeguarding the Historic Structure for the long term. I consider the decision accords with the sustainable development principle and is aimed at achieving the well-being objectives.

12. This letter does not convey any approval or consent which may be required under any enactment, bye law, order or regulation other than Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely



Owain Williams
Planning Manager – Decisions
Planning Directorate

Arwyddwyd o dan awdurdod Y Gweinidog Tai a Llywodraeth Lleol, un o Weinidogion Cymru.

Signed under authority of the Minister for Housing and Local Government; one of the Welsh Ministers.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

NOTE

(This note does not form part of the consent)

Where a condition requires or refers to the approval of the Welsh Ministers, you are advised to contact Cadw (the Welsh Government's historic environment division) in connection with any matter relating to the approval. You can contact Cadw by writing to Cadw, Plas Carew, Unit 5/7 Cefn Coed Parc, Nantgarw, Cardiff CF15 7QQ or contact Rhodri Kelly email at Rhodri.Kelly@gov.wales or telephone him on 03000256003.

Ble mae amod yn gofyn neu gyfeirio at ganmoliaeth Gweinidogion Cymru, dylech chi gysylltu â Cadw (Cyfarwyddiaeth Amgylchedd Hanesyddol Llywodraeth Cymru) ynglŷn a unrhyw fater yn gysylltiedig â'r caniatâd. Gallwch gysylltu â Cadw drwy ysgrifennu at Cadw, Plas Carew, Uned 5/7 Cefn Coed Parc, Nantgarw, Caerdydd, CF15 7QQ neu gysylltu â Rhodri Kelly drwy e-bost: Rhodri.Kelly@gov.wales neu ei ffonio ar 03000256003.