

J. Hedley Rees,
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Your ref.:
Our ref.: 1867/E/18/JHR
Date: 29th May 2020

Planning Department
Neath Port Talbot CBC,
The Quays,
Baglan Energy Park,
Briton Ferry,
Neath
SA11 2GG

Dear Sir

Re:- Proposed Change of Use from Retail with Residential Accommodation over to Restaurant at Ground Floor Level with Bed & Breakfast Accommodation over.

Attached please find our amended drawings 1867/E/18/1V, 2, 3, 4B, 5B, 6B, 7B, 8B,9B & 10A which should be substituted for those already in your possession.

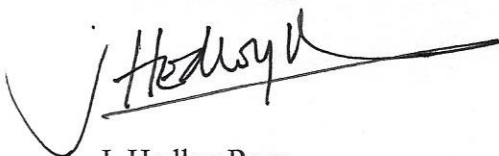
The proposals are a compromise, retaining the Sweet William retail outlet whilst changing units 5, 7 and 9 into the restaurant to serve the new Bed & Breakfast accommodation.

We would draw your attention to a precedent in that Planning Permission was earlier granted by your Authority for the change of use of 17 Herbert Street from a shoe shop with living accommodation over to a two storey restaurant and this was implemented as the Canal Restaurant. This premises had no car parking facility on site for either staff or patrons.

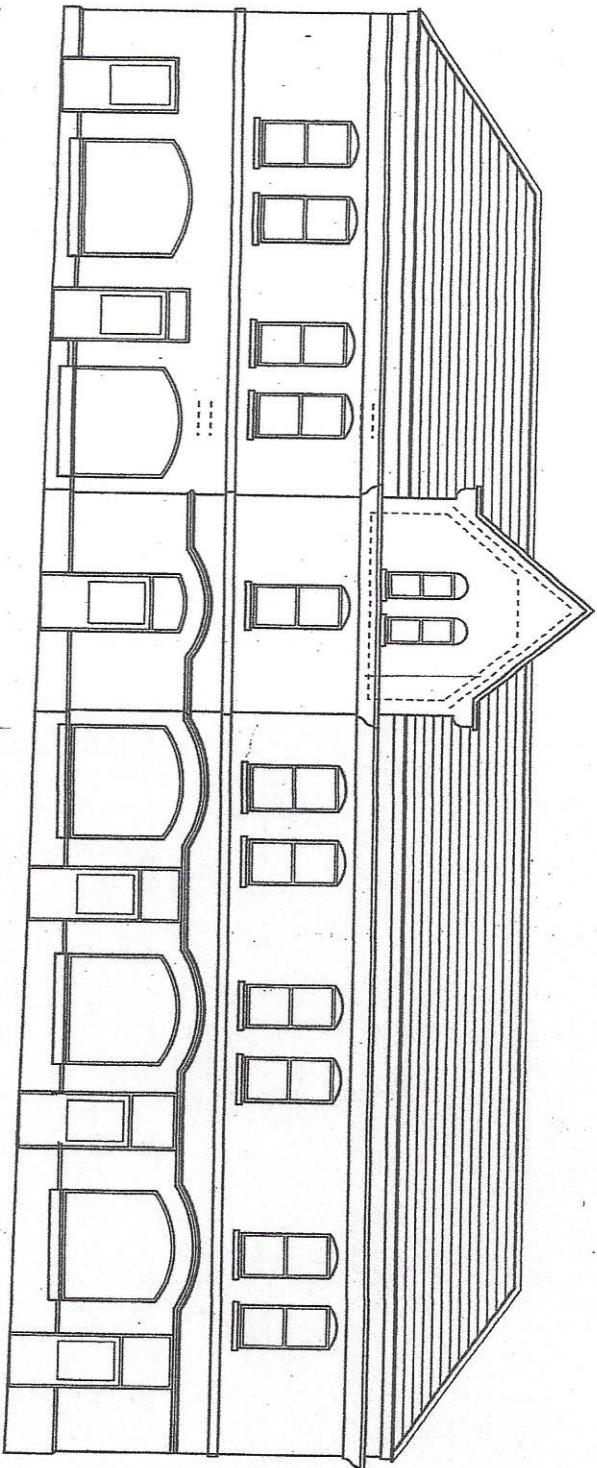
Notwithstanding that this occurred some time ago the Authority's policy regarding the denudation of retail premises was at that time the same as it is at present.

Please quote our reference in all correspondence.

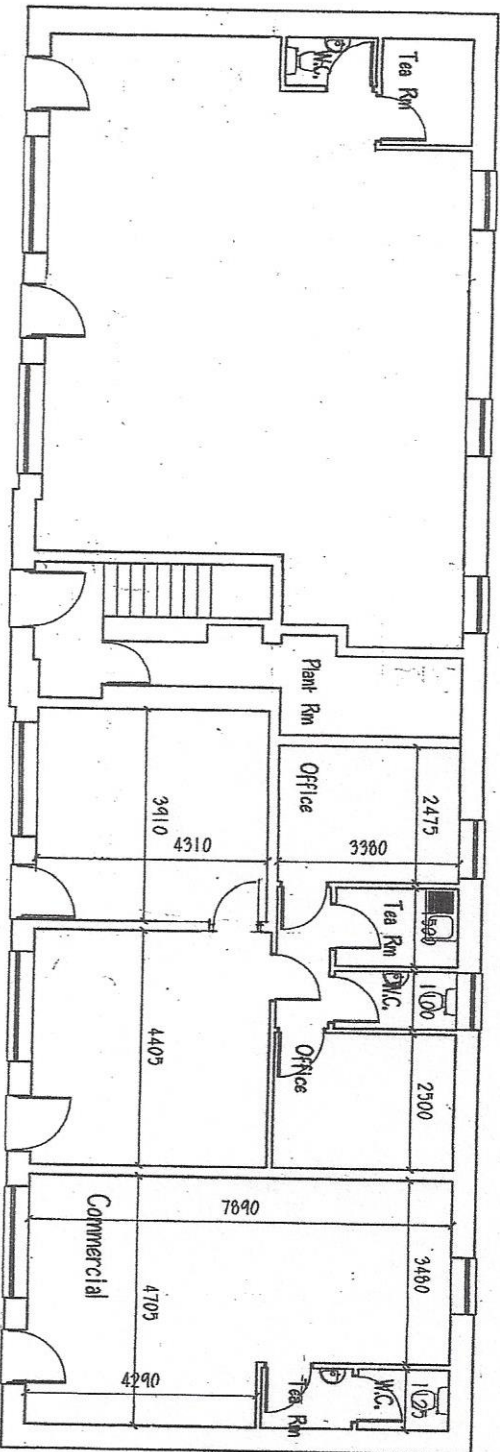
Yours faithfully,



J. Hedley Rees



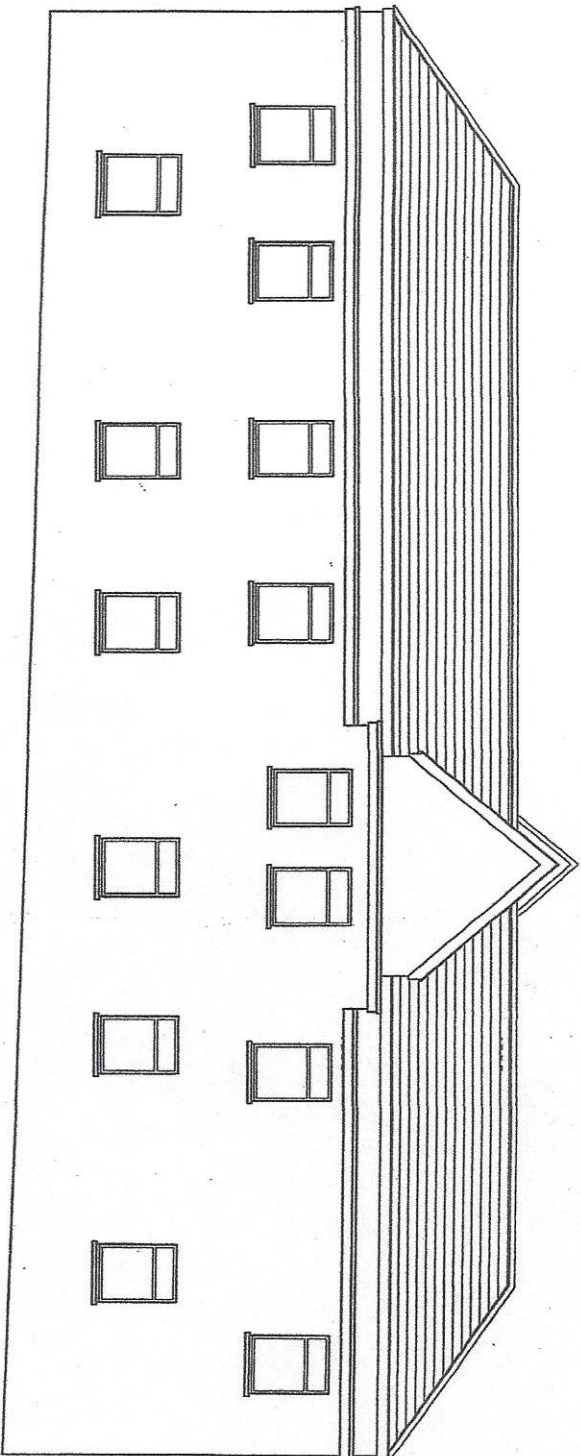
Front Elevation



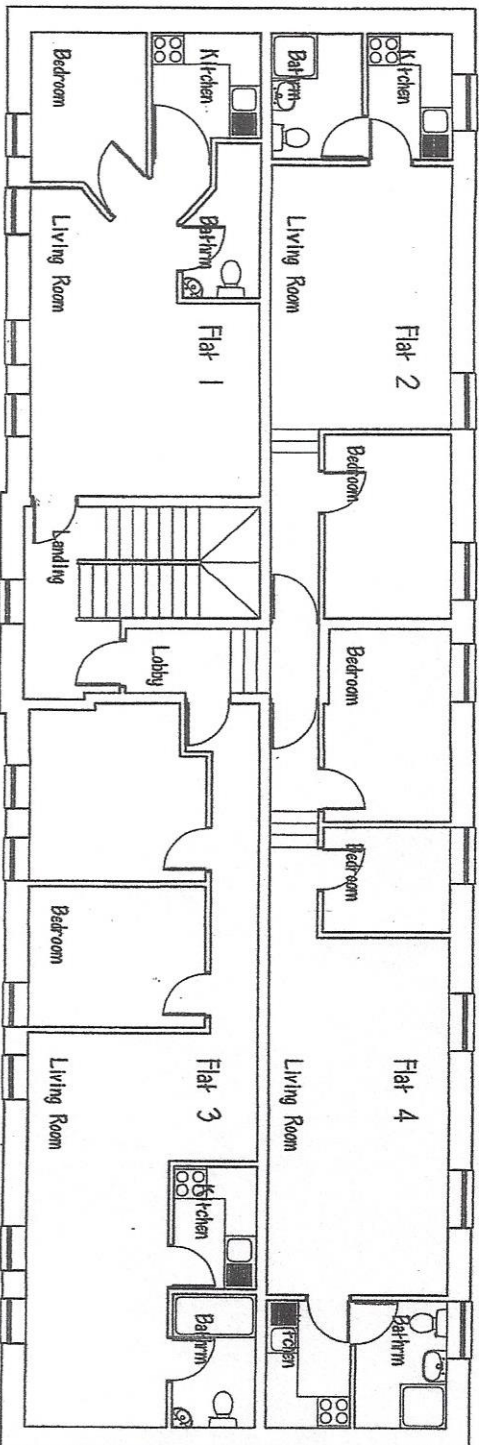
Proposed Change of Use from Retail with
Residential Accommodation Over
To Restaurant and Bed & Breakfast
Accommodation at 5 - 15 Herbert Street,
Pontardawe

Scale: 1/100 @ A3 Drawing No. 1867/E/18/1 B
Existing Ground Floor Plan

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Rear Elevation

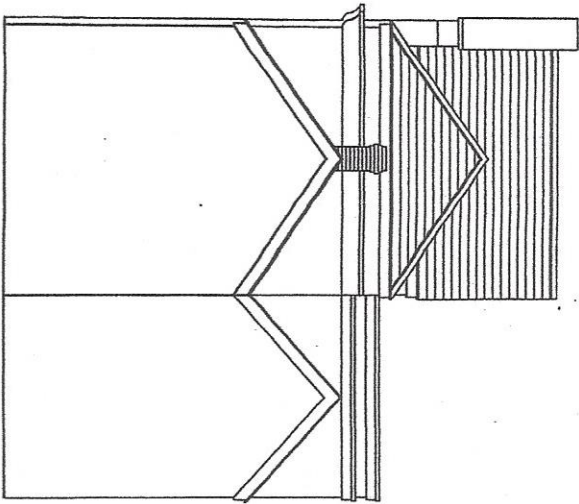


Proposed Change of Use from Retail with
Residential Accommodation Over
To Restaurant and Bed & Breakfast
Accommodation at 5 – 15 Herbert Street,
Pontardawe

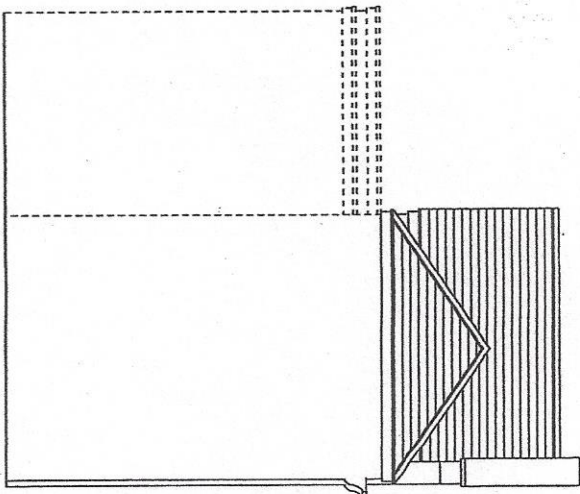
Scale: 1/100 @ A3 Drawing No. 1867/E/18/2
Existing First Floor Plan

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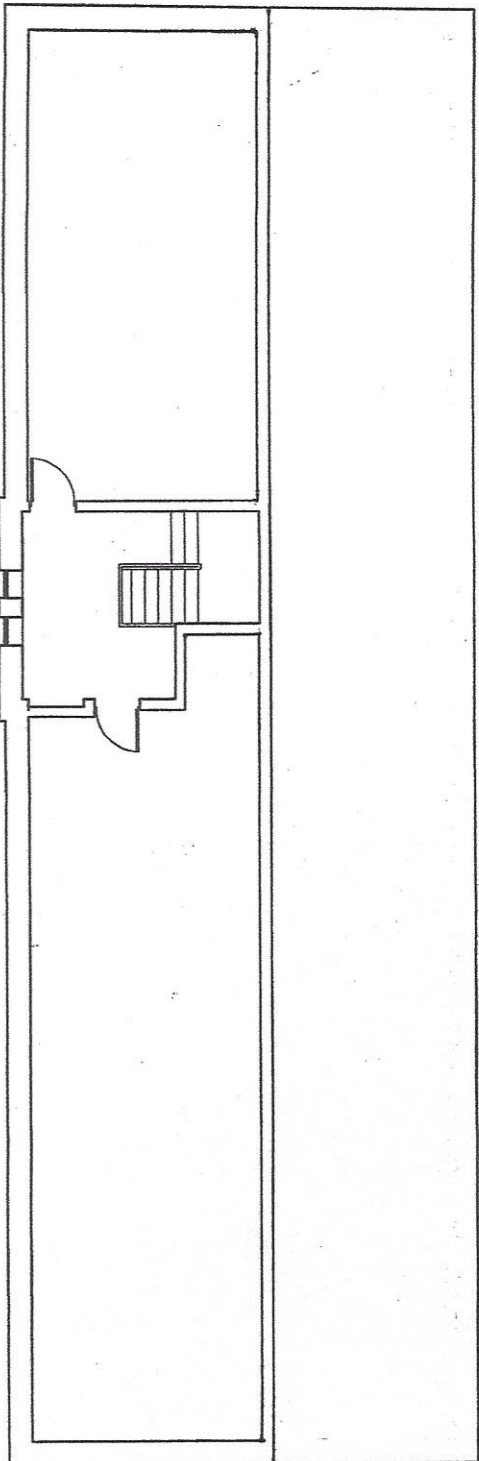
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Side Elevation



Side Elevation



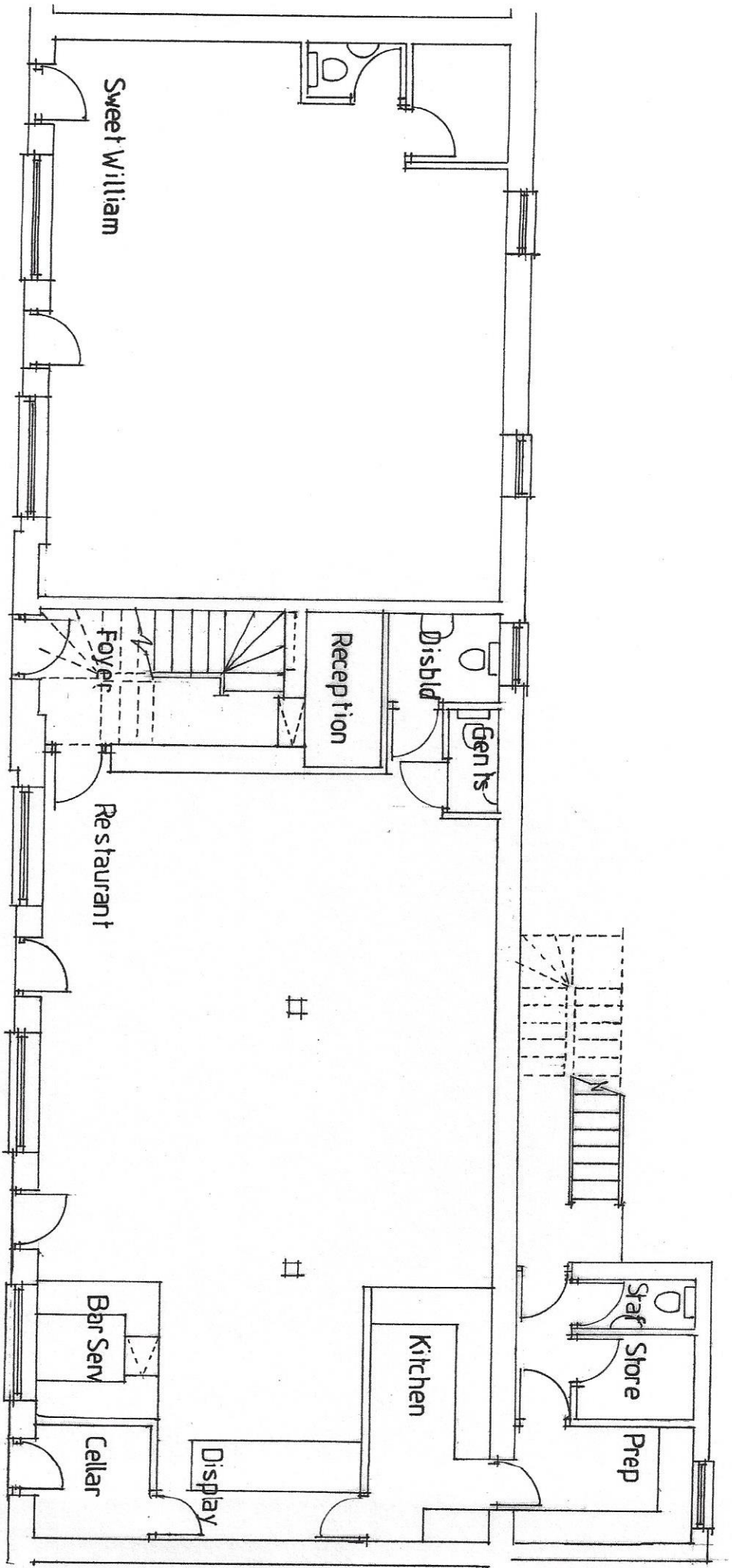
Proposed Change of Use from Retail with
Residential Accommodation Over
To Restaurant and Bed & Breakfast
Accommodation at 5 - 15 Herbert Street,
Pontardawe

Scale: 1/100 © A3 Drawing No.
Existing Second Floor Plan 1867/E/18/3

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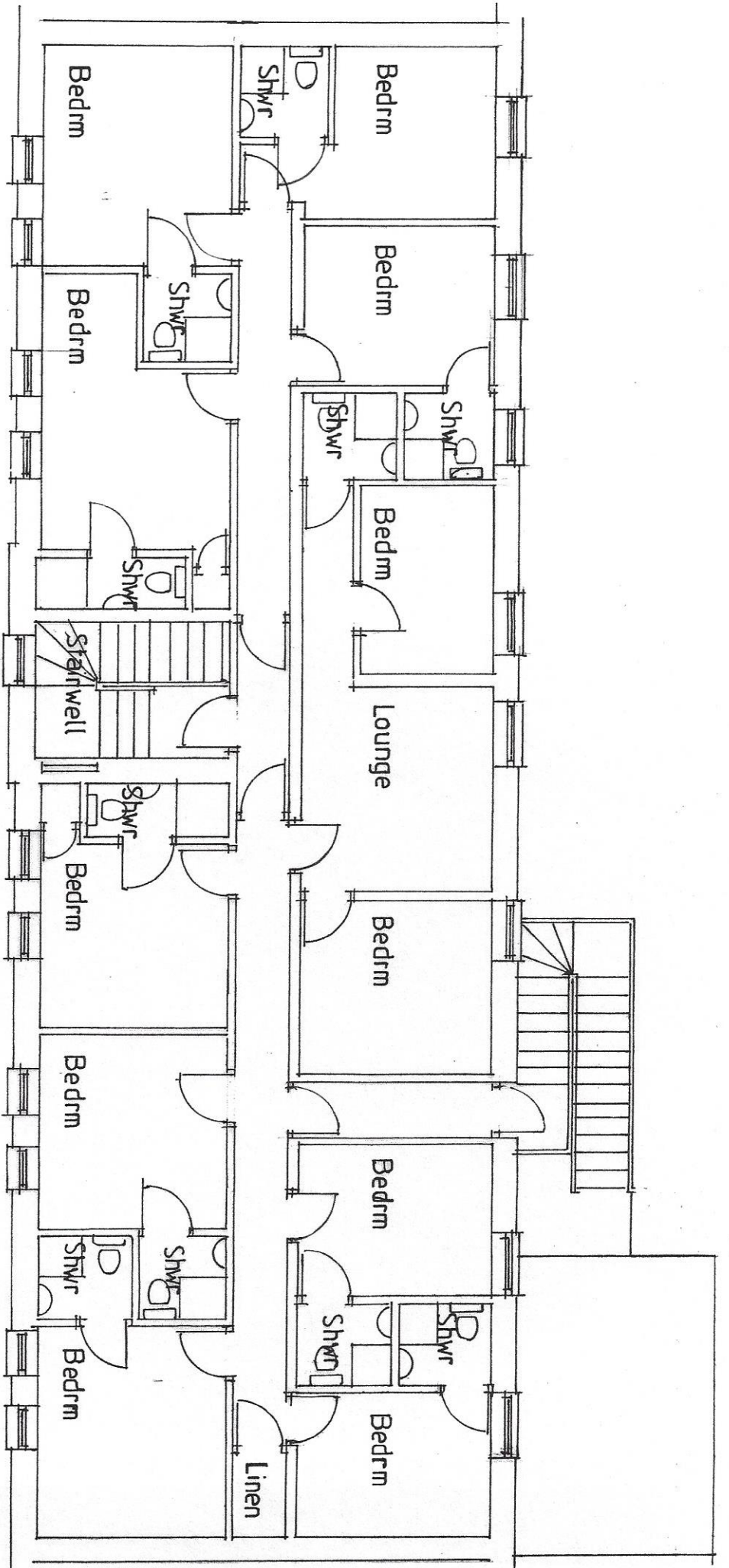
Proposed Change of Use from Retail with Residential Accommodation Over
To Restaurant and Bed & Breakfast Accommodation at 5 – 15 Herbert Street, Pontardawe
Proposed Ground Floor Plan

Scale: 1/100 @ A4

Drawing No.

1867/E/18/4B

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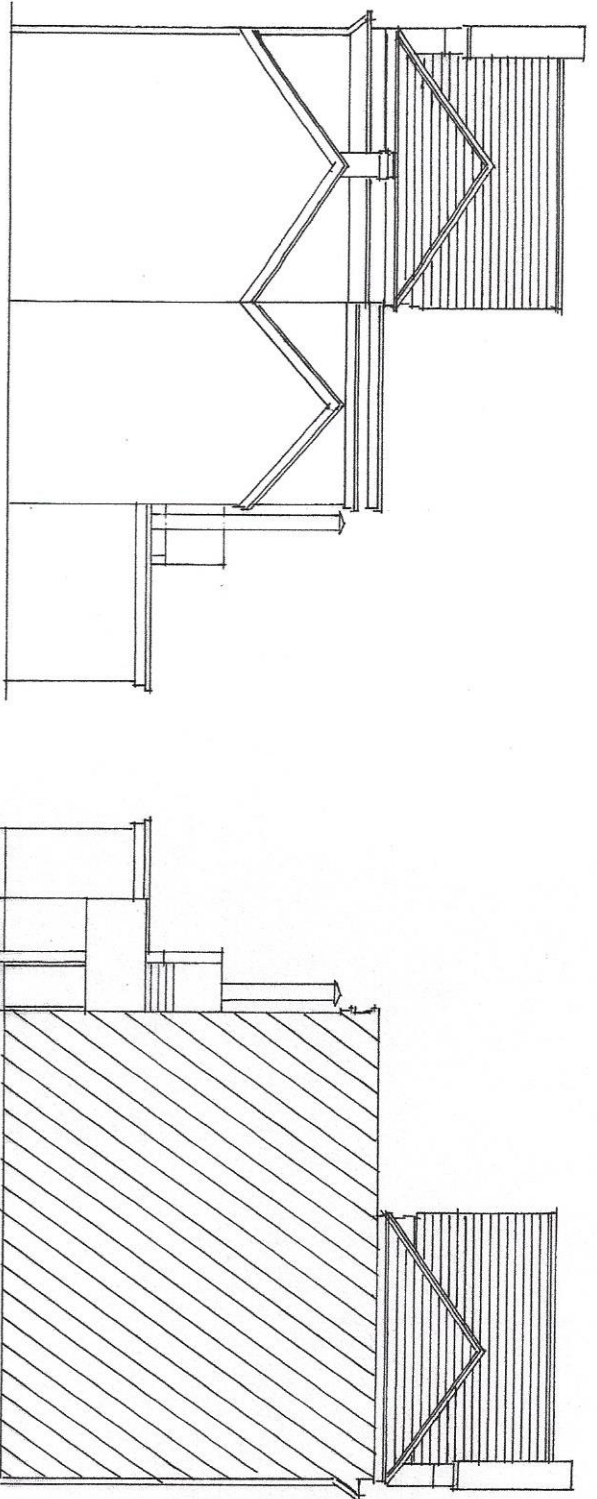
Proposed Change of Use from Retail with Residential Accommodation Over
To Restaurant and Bed & Breakfast Accommodation at 5 – 15 Herbert Street, Pontardawe
Proposed First Floor Plan

Scale: 1/100 @ A4

Drawing No.

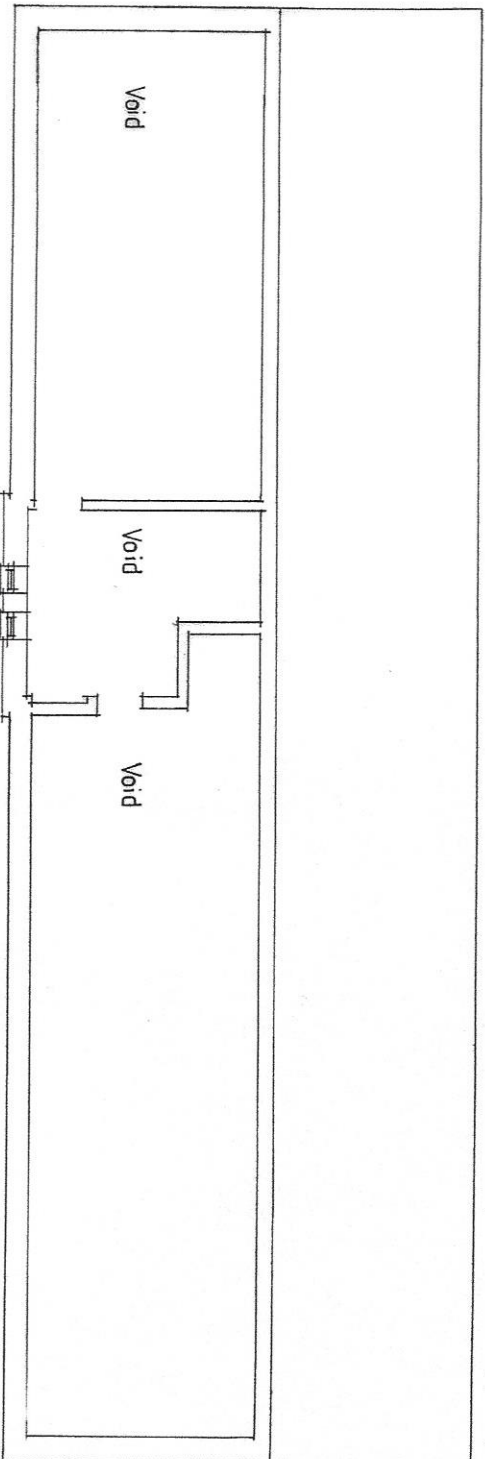
1867/E/18/5B

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Side Elevation

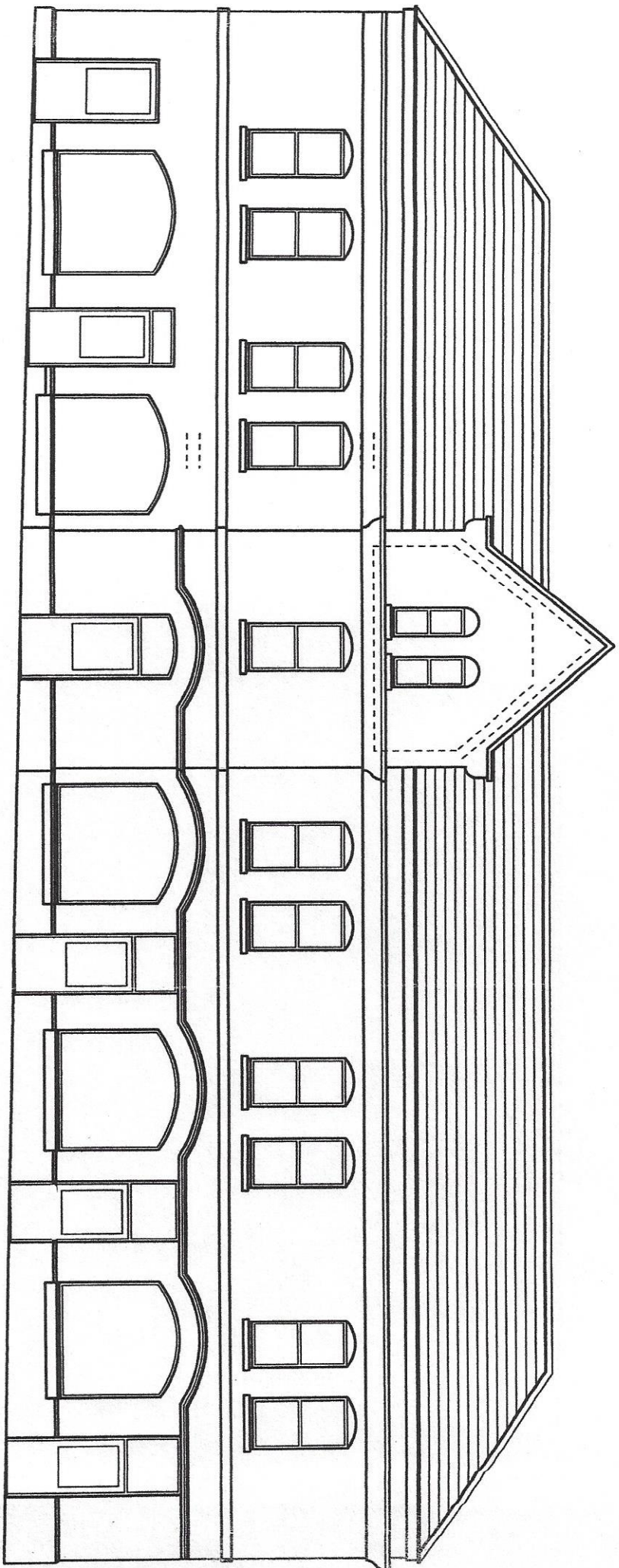
Side Elevation



Proposed Change of Use from Retail with Residential Accommodation Over
To Restaurant and Bed & Breakfast Accommodation at 5 - 15 Herbert Street, Pontardawe
Proposed Second Floor Plan

Scale: 1/100 @ A3

Drawing No.
1867/E/18/6B



Front Elevation

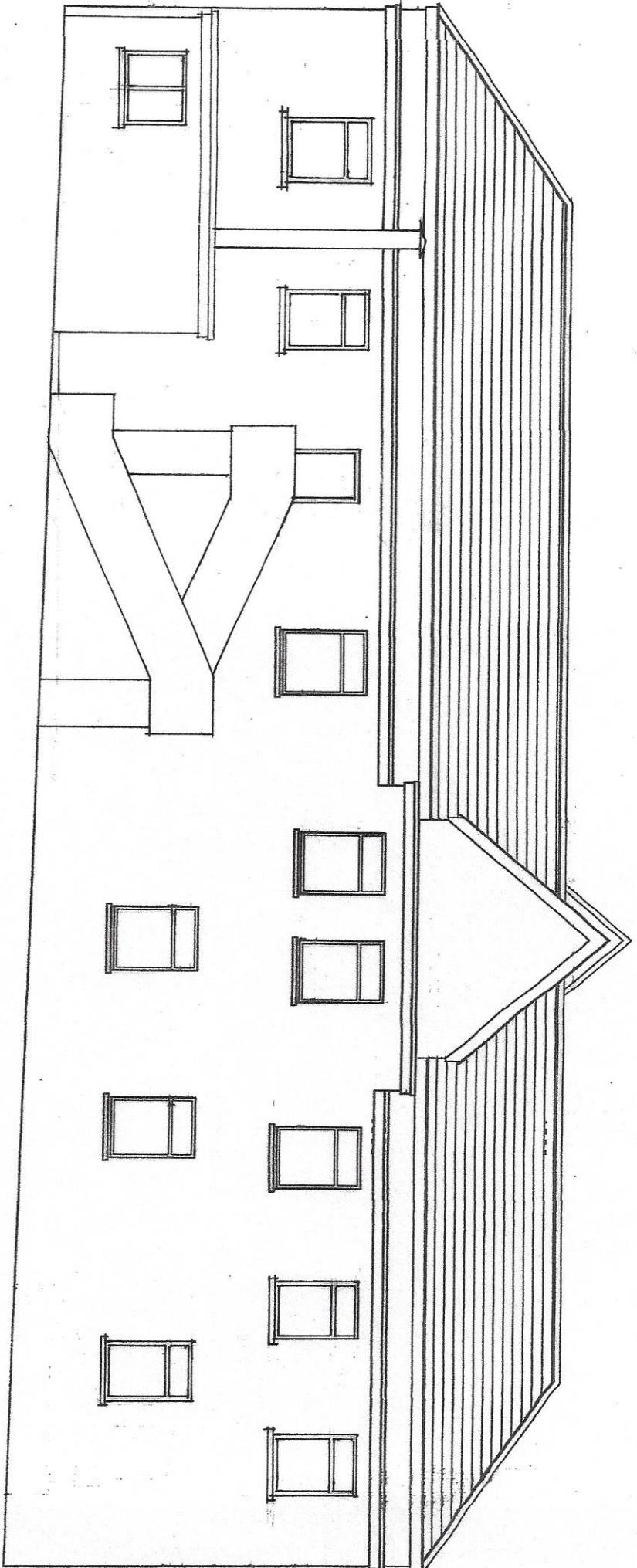
Proposed Change of Use from Retail with Residential Accommodation Over
To Restaurant and Bed & Breakfast Accommodation at 5 – 15 Herbert Street, Pontardawe
Proposed Front Elevation

Scale: 1/100 @ A4

Drawing No.

1867/E/18/87B

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Rear Elevation

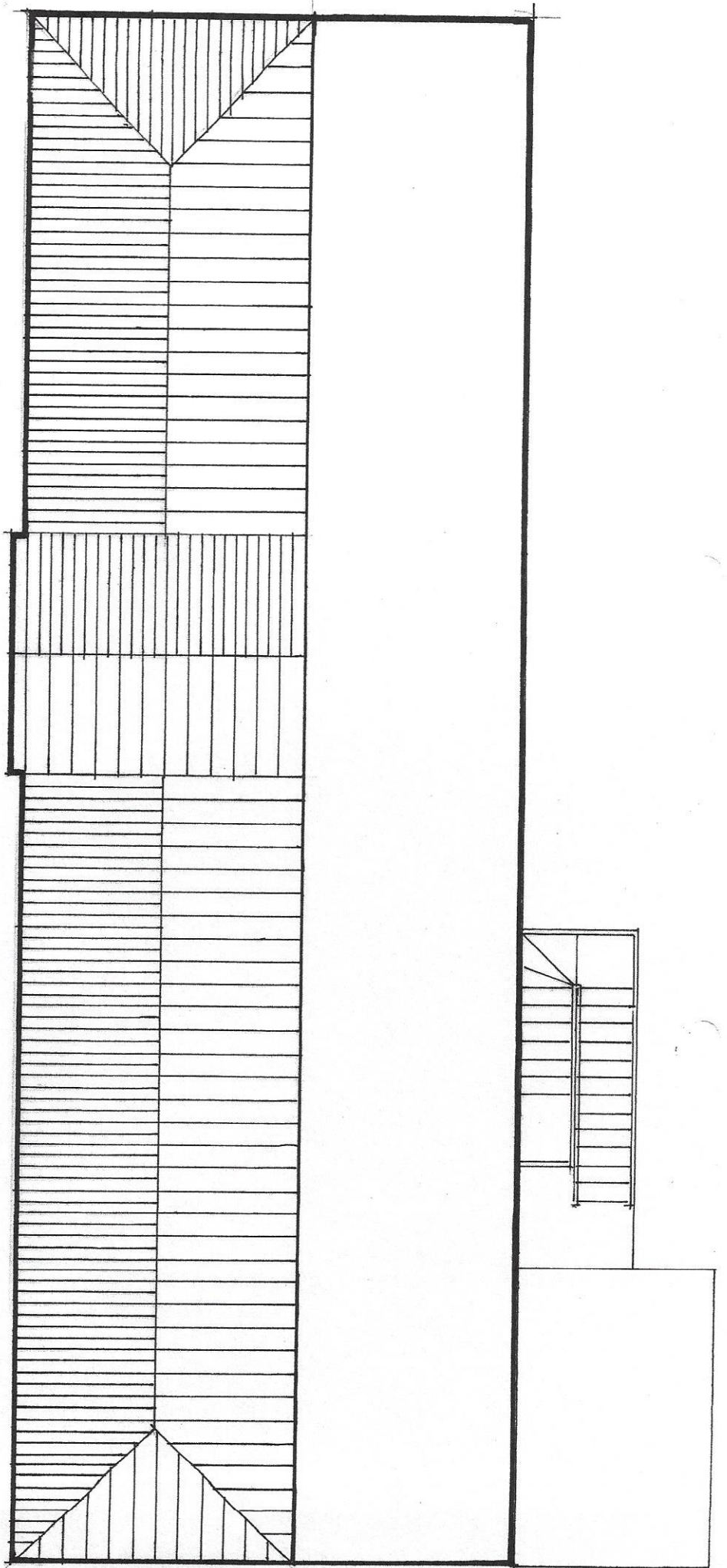
Proposed Change of Use from Retail with Residential Accommodation Over
To Restaurant and Bed & Breakfast Accommodation at 5 – 15 Herbert Street, Pontardawe
Proposed Rear Elevation

Scale: 1/100 @ A4

Drawing No.

1867/E/18/8B

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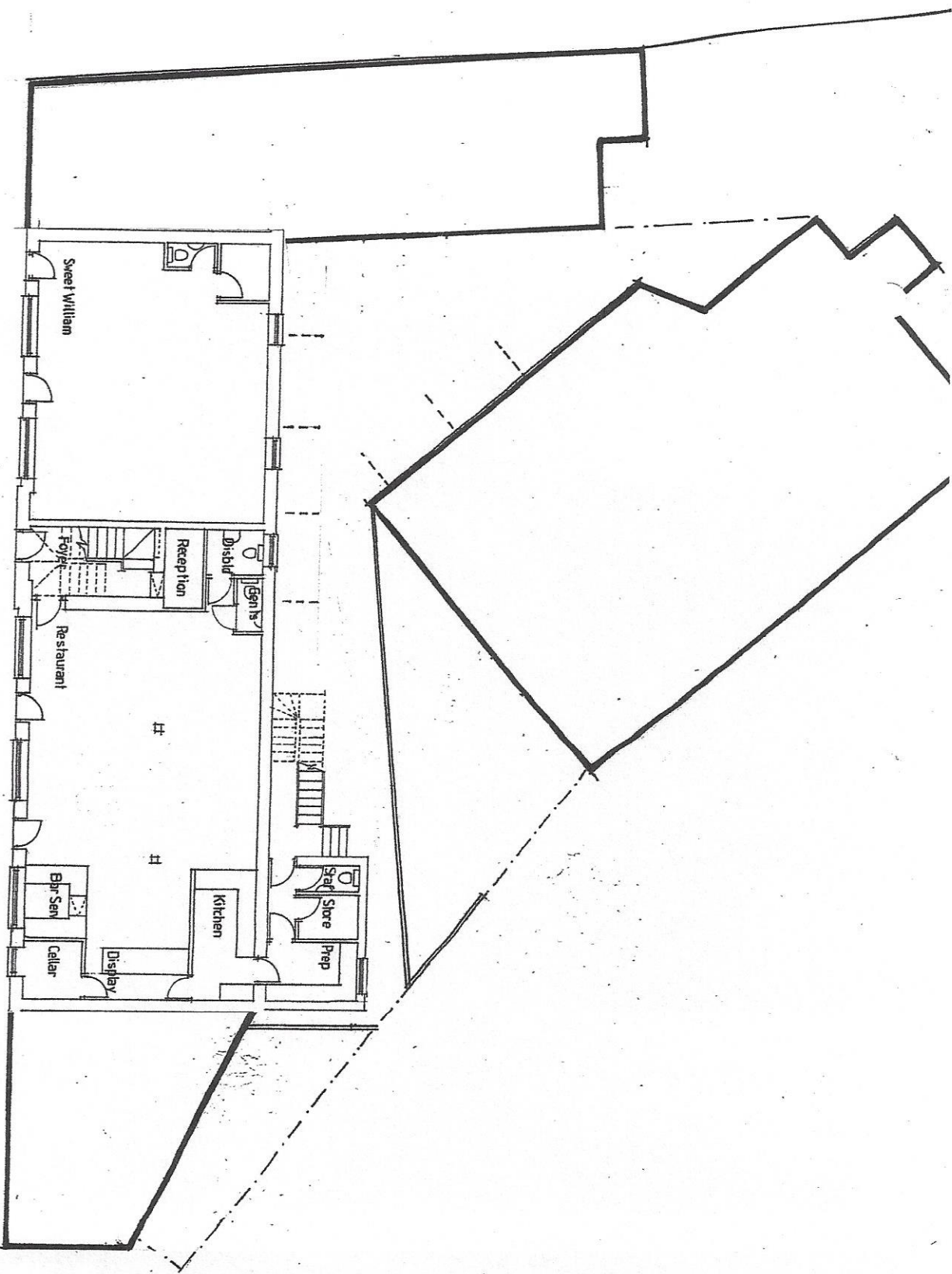
**Proposed Change of Use from Retail with Residential Accommodation Over
To Restaurant and Bed & Breakfast Accommodation at 5 – 15 Herbert Street, Pontardawe
Proposed Roof Plan**

Scale: 1/100 @ A4

Drawing No.

1867/E/18/95

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**Proposed Change of Use from Retail with Residential Accommodation Over
To Restaurant and Bed & Breakfast Accommodation at 5 – 15 Herbert Street, Pontardawe
Proposed Site Plan**

Scale: 1/200 @ A4

Drawing No.

1867/E/18/10a

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