



Llywodraeth Cymru
Welsh Government

Russell Borthwick
Neath Port Talbot County Borough Council
The Quays
Brunel Way
Baglan Energy Park
Neath SA11 2GG

By email: r.borthwick@npt.gov.uk and Planning@npt.gov.uk

Ein Cyf/Our ref: qA1460591
Eich Cyf/Your ref: P2021/0022
Dyddiad/Date: 5 May 2021

Dear Mr Borthwick,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (WALES)
REGULATIONS 2012
LISTED BUILDING CONSENT FOR WORKS TO MARGAM CASTLE
COMPRISING THE FOLLOWING: CASTLE ROOFTOP - REMOVE FINIALS F42,
43 AND 44 (SOUTH ELEVATION) AND RE-INSTALL WITH STAINLESS DOWELS
AND EXISTING CLAMPS; CASTLE PARAPETS - REMOVE 3 COURSES OF
PARAPET AND COPINGS AND RE-INSTALL WITH STAINLESS STEEL
DOWELS; CASTLE GIFT SHOP - RENEW 2 DELAMINATED STEEL BEAMS,
PLUS RE-BUILD ASHLAR AND COPINGS TO SHOP FRONT, AND REPAIR
FINIALS AND COPINGS TO PARAPET – APPLICATION P2021/0022**

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 works to Margam Castle comprising the following:
 - Castle rooftop - remove finials F42, F43 and F44 (south elevation) and re-install with stainless dowels and existing clamps;

- Castle parapets - remove 3 courses of parapet and copings and re-install with stainless steel dowels;
 - Castle gift shop - renew 2 delaminated steel beams, plus re-build ashlar and copings to shop front, and repair finials and copings to parapet.
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 'Distinctive and Natural Places' of Planning Policy Wales (Edition 11, February 2021). 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 (May 2017). Paragraphs 5.9 to 5.17 of Chapter 5 provide detailed guidance on the consideration of applications for Listed Building Consent.
 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 proposed works:

"The proposed repairs are due to a lack of maintenance at the property and its associated buildings, which have now led to issues associated with Health and Safety, which need to be addressed as the property is open to the public. The repairs are needed to stabilise areas of decorative stonework which are in danger of collapse or are unstable and could further damage to the historic fabric of Margam Castle. From the information submitted, the proposed repairs will help prevent further deterioration of the historic fabric in this area of the Castle and Gift Shop, once undertaken.

The proposed stonework repairs, repointing and re-instatement work will have a minor effect on the character of the building during the proposed works and will have a minor effect on the appearance of the existing Margam Castle, to the South Elevation, along with the Gift Shop, until the new work has weathered in. I am of the opinion that these proposed repairs and re-instatement works will not adversely affect the view of the overall historical architectural character of the listed buildings, or the wider Registered Historic Park and Gardens. The proposed work will hopefully enhance and improve the current state of the Castle itself and the Gift Shop, along with this area of the Castle Courtyard. Hence, the proposed repair work

will not have an adverse or detrimental effect on the listed buildings or the wider Historic Park and Gardens.

To conclude, the proposed refurbishment / repair and re-instatement of emergency work, associated to the Grade I and II Listed Buildings at Margam Country Park, will slightly alter the character and setting of the listed buildings in the short term, until the new work has weathered in. However, I do not believe it will have a significant visual impact or be detrimental to the structures themselves, or the appearance as a whole to the wider Registered Historic Park and Gardens or its surrounding area, but help to enhance it”.*

8. The primary consideration in this case is the statutory duty to have special regard to the desirability of preserving the structure or its setting, or any features of special architectural or historical interest which is possessed. Your submissions indicate that proposed works are necessary to prevent further deterioration of the structure, and for future preservation of the Grade I Listed Margam Castle and its ancillary buildings and structures.
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. I have considered the conditions set out in Cadw’s response and, subject to minor amendments, agree they are necessary, reasonable and meet the tests in Welsh Government Circular 016/2014, “The Use of Planning Conditions for Development Management”.
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 P2021/0022, subject to the following conditions:
 - (i) The works permitted shall be begun before the expiration of five years from the date of this consent.
 - (ii) The development shall be carried out in accordance with the following approved plans and documents:
 - Heritage Impact Assessment;
 - Drawing No: R13130/S301/01 – Replacement of Shopfront Lintel;
 - Drawing No: 6155/01 A – Finials F43 & F44 Stabilisation;
 - Drawing No: 6155/02 – Stabilisation of Parapets;
 - Drawing No: 6155/03 – Renovation to East Wall of Shop;
 - Drawing No: 7081/BS/0219/01 – South and West Elevations Gable and Finial Repairs Phase 2.
 - (iii) Prior to the commencement of works, a Method Statement for the works associated with stone parapet walls, finials and coping stones, shall be submitted to and agreed in writing by Welsh Ministers. The method statement shall include the following:

- Details of any protection work during the opening up of the existing stone parapet walls, finials and coping stones.
- Details of the methodology for the removal and opening up of the stone parapet walls, finials and coping stones.
- Details of the stabilization work, associated with the parapet walls, coping stones and finial repairs to the South and East Elevations.
- Details of the removal and the re-instatement of the 2No. structural beams associated with the gabled façade to the Gift Shop.
- Details of the fixing of the new stainless steel dowels/cramps within the existing stonework.

The works shall be carried out in accordance with the approved details.

- (iv) Within 1 month of the stonework being dismantled, detailed drawings/ sections shall be submitted to and approved in writing by Welsh Ministers. The details shall include annotations of the typical repairs being undertaken as part of the re-instatement work associated with the finials, parapet walls and coping stone repairs. The works shall be carried out in accordance with the approved details.
- (v) Prior to commencement of works a programme for undertaking a photographic record of all dismantling and rebuilding work in relation to the emergency repairs, and the production of annotated drawings of the repairs undertaken shall be submitted to and approved in writing by the Welsh Ministers. The programme shall be implemented as approved. Upon completion of the works hereby approved a copy of the photographic record and annotated drawings shall be submitted to the Local Authority and the Royal Commission of Ancient Historic Monuments of Wales.
- (vi) Prior to the commencement of works relating to stonework and repointing, a Method Statement shall be submitted to and approved in writing by Welsh Ministers. The Method Statement shall include details of the following:
 - Details of the existing lime mortar after analysis. The proposed mix shall match the existing stonework to the castle.
 - A sample board of the types of mortar to be used.
 - Details of proposed new fixings, associated to securing stone repairs (new ties/cramps).

The works shall be undertaken in accordance with the approved details.

- (vii) Notwithstanding the details hereby approved, prior to the replacement of any stone, samples and details of any stone replacement shall be submitted to and approved in writing by the Welsh Ministers. The works shall be carried out in accordance with the approved details.

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 'build resilient communities, culture, and language' 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



Marged Wyatt
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 any new cracks within the stonework are found, these are to be monitored and a structural engineer notified, prior to any remedial work undertaken. The structural engineer to be Conservation Accredited (CARE) and to provide a recommendation for any repair and to be agreed in writing by Welsh Ministers.

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.