

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Originally established c.1813 as the first Methodist Baptist Chapel in Neath. Recently used as a Masonic Lodge. The building two storey and formed of two defined structures, the original chapel to the north with hipped slate roof, and a later two storey gabled extension to the south, which also incorporates a slate roof.

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Hill

Company Name

Address

Address line 1

Oakfield House

Address line 2

Wern Alau

Address line 3

Cilfrew

Town/City

Neath

Country

Postcode

SA10 8LX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Robert

Surname

Needham

Company Name

Volute Architects Limited

Address

Address line 1

22 Merton Green

Address line 2

Address line 3

Town/City

Caerwent

Country

United Kingdom

Postcode

NP26 5AT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

Site Area

What is the site area?

396.00

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

Description of the Proposal

Description

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

Change of use to accommodate a restaurant (A3 use class) and business premises (B1 use class) within the existing building along with associated internal and external alterations, including the provision of an external terrace/fire escape.

Has the development or work already been started without planning permission?

- ☐ Yes
☒ No

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

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

Minor removal or part-removal of internal partitions to form new internal openings and the removal of contemporary material used to block historic window and door openings in order to reinstate the openings.

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

To facilitate the proposed uses and reinstate historic features of the Grade II listed building. Please also refer to the accompanying Heritage Impact Assessment for further details.

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).

Please refer to the following submitted drawings and accompanying documents for full details of the location, extent and character of the works:

21/1011/100A Site plan as existing including location plan
21/1011/101B Ground floor plan as existing
21/1011/102A First floor plan as existing
21/1011/103B Elevations as existing (1 of 2)
21/1011/104B Elevations as existing (2 of 2)
21/1011/105A Sections as existing
21/1011/110 Historic development – ground floor
21/1011/111 Historic development – first floor
21/1011/112A Ground floor demolitions and removals
21/1011/113A First floor demolitions and removals
21/1011/200A Site plan as proposed
21/1011/201F Ground floor plan as proposed
21/1011/202F First floor plan as proposed
21/1011/203E Elevations as proposed (1 of 2)
21/1011/204E Elevations as proposed (2 of 2)
21/1011/205C Sections as proposed
21/1011/301C Wall and gate as proposed
21/1011/302B Restaurant entrance details
21/1011/304A Stair details – business unit
21/1011/305C Stair details – restaurant
21/1011/306C Stair details – external stairs
21/1011/307C Mezzanine details
21/1011/308C Window and door details
21/1011/309 Wall panelling details
21/1011/700A Photograph reference plan

17058-SK01A – Ground floor structure over plan
17058-SK02 – External stair structure
17058-SK03 - External terrace structure
17058-SK06 – Connection details
17058-SK07 – Connection details
17058-SK08 – Restaurant stair structure
MBC Drawing 0001-P02 – Proposed kitchen layout

Heritage Impact Assessment (May 2023)
Design and Access Statement (May 2023)
21/1011/700A Schedule of contemporary material removal
Asbestos Refurbishment Survey Report (21 Dec 2021)
Protected Species Survey (January 2021)
Protected Species Survey – Addendum (August 2022)
Structural Survey Report (February 2021)

Existing Use

Please describe the current use of the site

Former masonic lodge including function rooms, ceremony rooms and ancillary accommodation.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Previously used as a Masonic Lodge

When did this use end (if known)?

01/12/2019

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

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 (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Cementitious render applied to solid stone masonry walls which is believed to be contributing to decline of historic fabric. Existing render is also cracked/blown and detaching from substrate.

Proposed materials and finishes:

Lime based render to enable the solid stone structure to breathe

Type:

Internal walls

Existing materials and finishes:

Cementitious and gypsum based plaster applied to solid stone masonry walls which is believed to be contributing to decline of historic fabric. Existing render is cracked/blown and detaching from substrate due to moisture ingress.

Proposed materials and finishes:

Existing stone surface is to be retained exposed wherever possible with any areas not constructed from stone or subject to previously undertaken and poorly executed repairs to be rendered in lime plaster to enable the wall structure to 'breathe' in its rendered state.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

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

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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.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

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'

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.](#)

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

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.

Foul Sewage

Please state how foul sewage is to be disposed of:

☒ 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 and state the plan(s)/drawing(s) references

Existing drainage is to be retained and re-used with all internal drainage connected to existing points within the building. Please also refer to accompanying drawings.

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

If Yes, please provide details:

External refuse store of approx 14.5sq.m with direct access to highway via level concrete yard. Please also refer to accompanying drawings.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

8

Part-time

6

Total full-time equivalent

12.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

A3 - Food and drink

Unknown:

Yes

Use Class:

B1 - Business

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Renewable and Low Carbon Energy

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

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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

Pre-application Advice

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

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Q2021/0189

Date (must be pre-application submission)

12/10/2022

Details of the pre-application advice received

The pre-application response confirmed the requirement for both planning and listed building consent and outlined the constraints which should be considered in any application. Broadly, the pre-application response noted the proposed uses of the building to be acceptable and not contrary to the policies within the Local Development Plan, but the ultimate support of any applications would be subject to consideration of detailed submissions, particularly in relation to listed building consent. These detailed proposals are the subject of this application.

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

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

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.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Robert

Surname

Needham

Declaration Date

26/05/2023

☒ Declaration made

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

Robert

Surname

Needham

Declaration Date

26/05/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Amanda Needham

Date

26/05/2023

