

Robert Bowen Planning and Development Ltd

Our ref:

Your ref:

Date: 06/07/2023

Mr. C Morris
Head of Planning Services
City and County of Swansea
County Hall
Swansea

Dear Sir,

RE: Provision/reinstatement of door to rear ground floor elevation and repairs.

Port Talbot Sea Cadets, Old Harbour House, North Wharf, The Old Docks,
Port Talbot, SA13 1RH

Please find attached an application for the above development.

The submitted information is as follows.

1. Planning Application Form
2. Fee £230
3. Plans and documents as follows

PHONE

MOB PHONE

EMAIL

1	A1-A100	IM Design Studio
2	DAS	RB Planning
3	Covering Letter	RB Planning
4	Heritage Impact Assessment and statement of Significant/Justification	Trevor Francis
5	Photo record to support HIA- <i>by post</i>	Trevor Francis

Application

This application is made under the Town and Country Planning Act 1990 and of the Planning (Listed Building and Conservation Areas) Act 1990

Application Site

The application site is a grade II Listed Building.

The site is located on the western side of Port Talbot dock and consists of a large Tudor- Gothic style property. It is currently at this the headquarters for Port Talbot Sea cadets.

Proposal

This application is for the provision/reinstatement of a door to the rear ground floor elevation and external repairs.

Appraisal

Policy

The development plan for the site is the Neath Port Talbot Local Development (LDP). The Council adopted the plan on 27th January 2016

SP21 Built Environment and Historic Heritage

BE1 Design

BE2 Buildings of local importance

SP1 Climate Change

SP2 Health

SP3 Sustainable Communities

SC2 Protection of Existing Community Facilities

SP4 Infrastructure

SP21 Built Environment and historic heritage

Supplementary Planning Guidance

Port Talbot Harbourside & Town Centre Development Framework SPG

Effect on the Listed building.

The application seek consent to reinstate an existing door and undertake extensive repairs to the ground floor rear extension.

A detailed schedule of work is set out in paragraph 4.2 of the HIA and submitted plans

The proposed works will be unsighted from the general vicinity it is submitted that they will improve, restore and preserve the appearance of the building

It is therefore considered that the proposal does not have a detrimental effect on the setting of the listed building

Effect on residential Amenity.

There are no residential dwellings within the facility of the site and therefore the proposal will not have a detrimental effect on residential amenity

Parking

The proposal will not give rise to additional parking or traffic. it is therefore considered that the development will not have a detrimental effect on pedestrian on Highway safety.

Flooding

The application site is currently within flood Zone B of the current NRW flood maps¹ as shown in **figure 1** below

figure 1



¹

https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood_Risk/viewers/Flood_Risk/virtualdirectory/Resources/Config/Default&layerTheme=2

The existing use of the site is a no- vulnerable use and the proposed development will not increase risk a rising from flooding or result in additional flooding to third party land

Other matters

None

Yours faithfully,

Robert Bowen.