

Gerizim Chapel House
Tregynon
NEWTOWN
Powys

Planning Department
County Hall
Spa Road East
Llandrindod Wells

27 April 2022

APPLICATION 22/0022/PRE FOR FULL PLANNING PERMISSION - GERIZIM CHAPEL HOUSE

Reference A: 22/0022/PRE dated 11 March 2022.

In 1999, I applied to build an extension to my home, Gerizim Chapel House. This was granted 08 June 1999, Enclosure 1 refers. The chapel is not a listed building but that planning permission stated at para 2 "that the fenestration shall be constructed with materials of the same type, texture and colour as the fenestration of the existing building". This was done.


Gerizim Chapel House is situated alongside a minor country road some two and a half miles due west of Tregynon. It comprises 2 sections under the same roof. The first element is the old chapel. Three years ago, the 6 windows on the north and south sides of the old chapel were replaced with matching, modern, double glazed opening wooden units finished in white. I now have the funds to replace all remaining windows in the second section, the extended chapel house. The quote from Evans Windows of Newtown at Enclosure 2 applies. This work is needed as the old white wooden/metal windows in the original chapel house do not meet modern fire regulations, are single glazed and are in poor condition. Regrettably, the wooden windows in the "new" extension also need replacement as these are of inferior quality, leak in heavy rain and also do not meet current fire regulations. Moreover, all of these windows are thermally inefficient.

The proposed PVC double glazed frames, with georgian bars on the surface, are a close match to the original white white wooden windows of the chapel house and would afford significant maintenance, thermal efficiency and safety benefits. In response to my preplanning application of 18 January 2022, at Reference A above, I was advised that, upon information submitted, officers were satisfied that the proposal would seek to enhance the thermal efficiency of the building whilst also retaining its character and appearance in accordance with LDP policy DM13. I now request formal approval of my planning application.

As set out in your letter at Reference A, the completed Householder Application for Planning Permission is at Enclosure 3 and proof of ownership of the chapel is at Appendix 1. The cheque for £230 in support of my application is at Appendix 2 and the the location plan for Gerizim Chapel House is at Appendix 3. As no change to the chapel layout or boundaries is proposed, I would ask that Evans Windows detailed plans for the replacement of windows at Enclosure 2 is taken as meeting the block plan and existing and proposed elevation requirements. Finally, you requested consideration be given to opportunities to enhance biodiversity.

Gerizim Chapel House sits alongside open farmland and is bounded by country hedges. There is already a significant bird population with sparrows, finches, robins, nuthatches, blackbirds and thrushes being routine inhabitants. In the summer, the chapel eaves are home to house martins and owls are resident in an adjacent ivy covered tree and frequently can be seen hunting in the chapel's graveyard. There is already a collection of tree stumps which have been

left for the benefit of wildlife and there are bird feeders in use throughout the winter months. In consequence, I sought advice from the RSPB on what proportional improvements might be possible. Their answer was that appropriate bird boxes should always prove beneficial with the sparrow population at surprising risk. In consequence, and with Spring already on us, I have purchased 2 RSPB Sparrow terrace nest boxes and one RSPB Robin and Wren nest box, details are at Appendix 4, and I would ask that this action be taken into consideration with my

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- Enclosure 1: Application M1999 0447 for Full Planning Permission dated 8 June 1999.
 - Enclosure 2: Evans Windows Quote for Replacement of Windows dated 17 January 2022.
 - Enclosure 3: Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990.

- Appendix 1. Proof of Ownership Milwyn Jenkins and Jenkins letter dated 12 January 1998.
- Appendix 2. Cheque for £230.
- Appendix 3. Location Plan, Gerizim Chapel House.
- Appendix 4. Detail of RSPB Nest Boxes.