



Cyngor Sir Powys County Council

www.powys.gov.uk

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

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Mackintosh

Company Name

The Bryntail Cottage Charity

Address

Address line 1

C/O Tile Cross Academy

Address line 2

Gressel Lane

Address line 3

Town/City

Birmingham

Country

United Kingdom

Postcode

B33 9UF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Holland

Company Name

David Holland Architect & Designer

Address

Address line 1

Glenryn

Address line 2

Ladywood Road

Address line 3

Town/City

Martin Hussingtree

Country

United Kingdom

Postcode

WR3 7SX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

1470.00

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)

Full refurbishment to residential institution (C2), including minor alterations and new/replacement extensions to Bryntail Cottage and adjacent 'Miner's Cottage', along with associated site works

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

Demolition of the existing modern toilet block within the curtilage of the listed building

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

The toilet block is poorly constructed and no longer fit for purpose. It is to be demolished to make way for a new extension to the 'Miner's Cottage' which will house new shower and toilet facilities for occupants.

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 all submitted plans, schedules, reports, and specifications. These are to be read in conjunction with one another.

Existing Use

Please describe the current use of the site

The site is currently not being used, but it has long-standing links to Birmingham schools and is said to have been used as self-catering 'bunkhouse' accommodation for visiting school children, for probably the last 100 years or so.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

See above.

When did this use end (if known)?

DD/MM/YYYY

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:

Roof covering

Existing materials and finishes:

Natural slate and fibre cement roof slates

Proposed materials and finishes:

Corrugate metal roof sheets to extension.

Type:

Windows

Existing materials and finishes:

Existing timber sashes and casements

Proposed materials and finishes:

Existing timber sashes and casements with localised repairs Replacement timber sashes and casements

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

None

Proposed materials and finishes:

stock-proof post and wire fencing

Type:

Internal walls

Existing materials and finishes:

Mixture of lime plasters and modern gypsum-based plasters

Proposed materials and finishes:

Vapour-open internal wall insulation (wood-fibre) Lime-based plasters

Type:

External walls

Existing materials and finishes:

Existing rubble stone walls with painted finish. Existing corrugated metal cladding. Exposed concrete blockwork (to toilet block)

Proposed materials and finishes:

Existing rubble stone walls with traditional lime wash finish. New/rebuilt rubble stone walls, as above. Refurbished corrugated metal cladding, painted. New corrugated metal cladding, painted.

Type:

Chimney

Existing materials and finishes:

Existing brickwork

Proposed materials and finishes:

Existing brickwork with localised repairs/repointing

Type:

Floors

Existing materials and finishes:

Quarry tiles and softwood floorboards

Proposed materials and finishes:

As existing

Type:

Rainwater goods

Existing materials and finishes:

uPVC

Proposed materials and finishes:

Steel

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

Please refer to all submitted drawings

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

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

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

If you have answered Yes to the question above please add details in the following table:

<p>Use Class: C2 - Residential institutions</p> <p>Existing gross internal floorspace (square metres): 165</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres): 15.3</p> <p>Total gross internal floorspace proposed (including change of use) (square metres): 29.6</p> <p>Net additional gross internal floorspace following development (square metres): 14.3</p>
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Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	165	15.3	29.6	14.3

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

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

First Name

Surname

Reference

21/0016/BHA

Date (must be pre-application submission)

23/02/2021

Details of the pre-application advice received

Letter dated 23rd February 2021, ref. PPAE: 21/0016/BHA

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

If No, can you give appropriate notice to ALL the other owners?

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Tyndall House

Number:

Suffix:

Address line 1:

17 Whiteladies Road

Address Line 2:

Town/City:

Bristol

Postcode:

BS8 1PB

Date notice served (DD/MM/YYYY):

11/08/2021

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

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

First Name

Surname

Declaration Date

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 options 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

Date