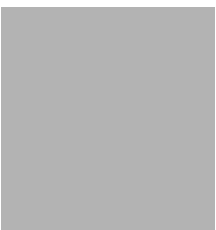


# QUESTIONNAIRE



To be used for all Planning, Listed Building Consent or Conservation Area Consent Appeals

**This questionnaire can also be submitted on the Planning Portal via each individual appeal**

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, within **2 weeks** of the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within **6 weeks** of the 'starting date'.

**Case Details**

Appeal ref:			
Appeal by:			
Appeal Site:			
Grid Ref:	E:		N:

**All Questions must be answered** YES NO

**1 Does the Council agree to the written representations procedure?**

Note: if the written procedure is agreed, the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

**OR Do the Authority wish to appear before and be heard by an Inspector at:**

- a. a local inquiry?
- b. a hearing?

**2 a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? If YES, please explain:**

**b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? NB: *An Access Required Site Visit (ARSV) will be arranged unless reasons are provided to show that a full Accompanied Site Visit (ASV) is required. If yes, please explain:***

**c. Are there any known health and safety issues that would affect the conduct of the site inspection? If YES, please describe:**

**3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry:**

Name		Phone no.	
E-mail			

**4 Does the appeal relate to an application for approval of reserved matters?**

**5 Was a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area consent) certificate submitted with the application?**

**6 Did you give publicity to the application in accordance with Article 12 of the DMPO (Wales) 2012, Section 67/73 of the planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 10 of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012? If YES, please send a copy of the notice published and any representations received as a result of that notice**

7 Is the appeal site within :

a. a green belt?

If YES, please specify which

b. An Area of Outstanding natural beauty?

If YES, please specify which

8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES please attach details

9 a. Are there any other appeals or matters relating to the same site or neighbourhood still before the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.

b. Are there any other appeals or matters adjacent or close to the site still being considered by the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.

10 Would the development require the stopping up or diverting of a public right of way? Please attach an extract from the definitive Map and Statement for the area and any other details

11 a. Is the site in a Conservation Area? If YES, Please attach a plan of the Conservation Area

b. Does the appeal relate to an application for conservation area consent?

12 a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II\* / II listed building?

Date of Listing   Grade I  Grade II\*  Grade II

b. Would the proposed development affect the setting of a listed building?

13 Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

b. Was CADW consulted? Please send a copy of any comments.

15 Is any part of the site subject to a Tree Preservation Order?

If, YES, please send a plan showing the extent of the order and any relevant details

16 a. Is Flooding an issue?

b. Has a Flood Risk Assessment been submitted? If YES, please attach a copy

17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?

18 a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of Natural Resources Wales.

b. Are any protected species likely to be affected by the proposals? If YES, please attach

19 a. Is your Authority's CIL charging schedule being/been examined?

If YES: Please provide date the CIL is likely to be adopted

b. Is your authority's CIL charging schedule adopted/likely to be adopted?

If YES: Please provide the date of adoption

c. Does your Authority consider that a contribution(s) secured by a planning obligation(s) would be required to make the appeal proposal acceptable in planning terms?

If Yes to 19 C

d. Please clarify the number of planning obligations which have been entered into on or after 6 April 2010 which provide for the funding or provision of a project, or provide for the funding or provision of that type of infrastructure for which your Council is seeking an obligation in relation to this appeal proposal. (This information is required for each obligation sought by your Council)

**Schedule 1**

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- (ii) if YES, under which description of development? (ie no.s 1-21)

**Schedule 2**

- b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- (ii) If YES, under which description of development in Column 1? (i.e no.s 1-13)
- c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, Please provide details below

**Screening**

- d (i) Have you issued a Screening Opinion (SO) under regulation 25(2)? If YES, please attach a copy of the SO that was placed on the planning register, and any other related correspondence
- (ii) If, YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that proposed development is not EIA development as defined by the EIA Regulations, please give brief reasons for your opinion

**Environmental Statement (ES)**

- e. Has the appellant supplied an Environmental Statement?

Please supply any related correspondence from statutory consultees and others that you may have about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 11/99)

**Publicity**

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012

- 21 Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response.

- 22 **Copies of the following documents must, if appropriate, be enclosed with this questionnaire:**

APPLIES

- a copy of the letter with which you notified people about the appeal;
- a list of the people you notified and the deadline you gave for their comments to be sent to us;
- all representations received from interested persons about the original application;
- any comments or directions received from the Welsh Government, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the DMPO 2012 (Wales);
- the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice;
- extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, and give the status of the plan. Copies of the policies should include the relevant supporting text. you must provide this even if the appeal is against non-determination;

List of Policies

APPLIES

- h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

List of Policies

[Redacted box]

- i. extracts from any supplementary planning document, together with the date of its adoption. In case of emerging documents, please state what stage they have reached;

List of Policies

[Redacted box]

- j a list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within ~~6 weeks~~ of the starting date. The list must be submitted separately from your appeal

- k any other relevant information or correspondence you consider we should know

- l 2 plans of the site - (1:10,000 & 1:1250) reproduced from O.S digital map;

YES NO

22 Do you intend to send a ~~6 week~~ statement about this appeal?

Authority's Ref: [Redacted box]

*I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today*

Completed by [Redacted box]

On behalf of [Redacted box]

Date Sent [Redacted box]

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

# QUESTION 6



**THE VALE OF GLAMORGAN COUNCIL**  
**CYNGOR BRO MORGANNWG**



**NOTICE OF APPLICATION FOR PLANNING PERMISSION**  
**HYSBYSIAD O GAIS AM GANIATÂD CYNLLUNIO**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012**  
**GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012**

**NOTICE UNDER ARTICLE 8**  
**HYSBYSIAD O DAN ERTHYGL 8**

**PLANNING REFERENCE / CYFEIRNOD CYNLLUNIO: 2020/00064/FUL**

NOTICE is given that an application has been made to The Vale of Glamorgan Council for planning permission:

HYSBYSIR trwy hyn i gais am ganiatâd cynllunio gael ei wneud i Gyngor Bro Morgannwg:

By/Gan: Mr. Ahmed

Proposal/Cynnig: Erection of enclosure above existing car parking spaces

Location/Lleoliad: Pen Y Garth Mansion, 2, Stanwell Road, Penarth

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at The Dock Office, Barry Docks during normal office hours (8.30 a.m. to 5.00 p.m. Monday to Thursday; 8.30 a.m. to 4.30 p.m. Friday).

The proposals can also be viewed on the Council's Online Applications Register at <http://vog.planning-register.co.uk> by searching for application number 2020/00064/FUL.

Anyone who wishes to make representations about this application should write to the Head of Planning and Transportation at *The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry. CF63 4RT*, **within 21 days of the date of this notice**, quoting reference **2020/00064/FUL**.

Caiff aelodau o'r cyhoedd ddarllen copïau o'r:

- cais
- cynllun
- dogfennau eraill a gyflwynwyd gyda'r cais

yn Swyddfa'r Doc, Dociau'r Barri yn ystod oriau arferol swyddfa (8.30 a.m. - 5.00 p.m. rhwng dydd Llun a dydd Iau; 8.30 a.m. - 4.30 p.m. ar ddydd Gwener).

Cewch hefyd weld y cynigion ar Gofrestr Ceisiadau Ar-lein y Cyngor drwy fynd i <http://vog.planning-register.co.uk> a chwilio am rif y cais 2020/00064/FUL.

Dylai unrhyw un sydd am wneud sylwadau ar y cais ysgrifennu at Bennaeth Adran Cynllunio a Chludiant y cyngor, *Cyngor Bro Morgannwg, Swyddfa'r Doc, Dociau'r Barri, y Barri, CF63 4RT*, **cyn pen 21 o ddiwrnodau ar ôl dyddiad yr hysbysiad hwn**, gan ddyfynnu'r cyfeirnod «**2020/00064/FUL**»

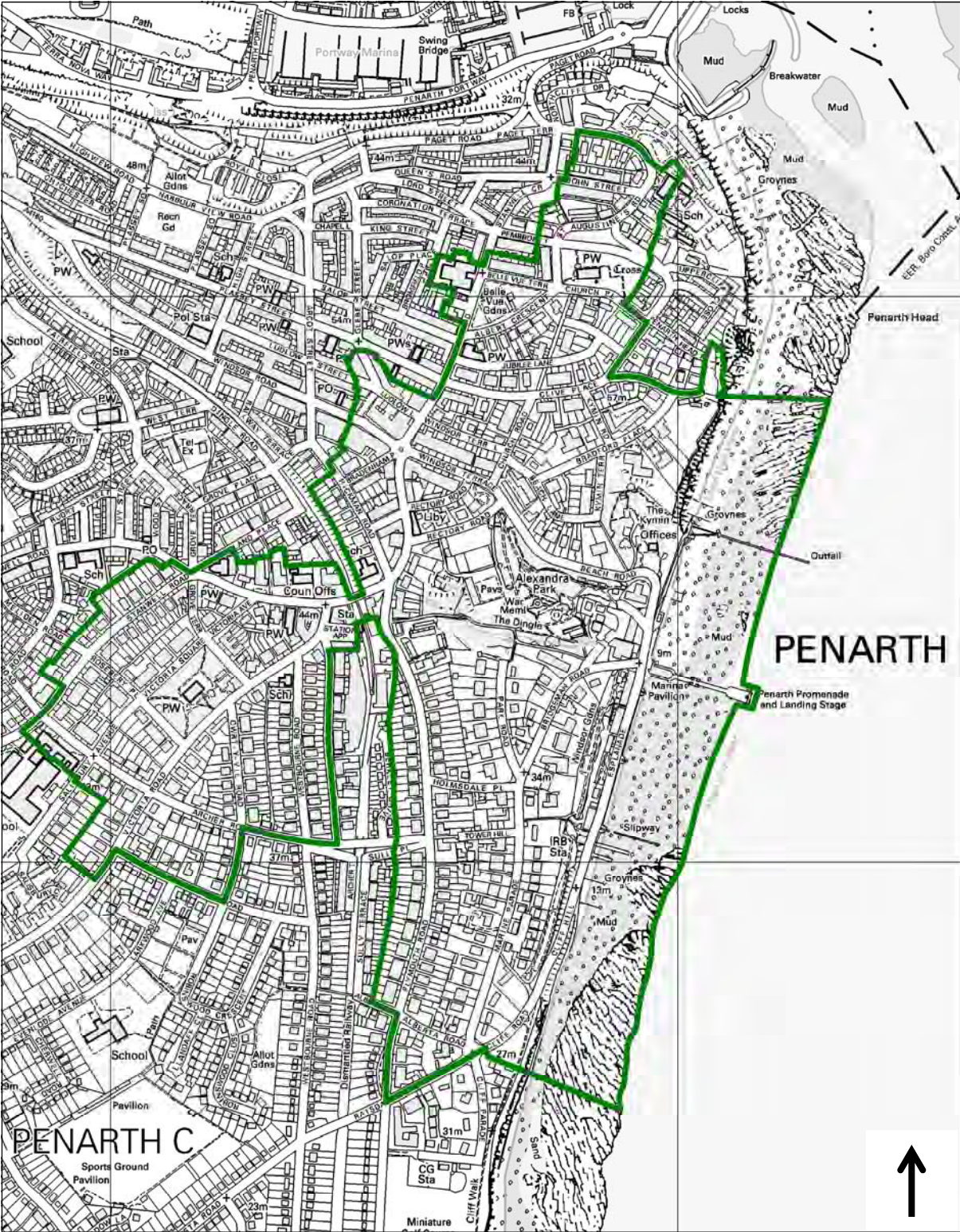
Dated/Dyddiad: 13 February 2020

Operational Manager Development Management  
Rheolwr Gweithredol Datblygiad a Rheoli Datblygu

# QUESTION 11



# Penarth Conservation Area



For further information please contact the Conservation & Design Team:  
 (01446) 704626 / 8  
[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Vale of Glamorgan Council  
 Dock Office  
 Barry Docks  
 Barry CF63 4RT

Not to Scale. For illustrative purposes only.

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# QUESTION 15

insert title  
of Order  
including  
year

*Confirmed*  
*Map 270*  
*OS 184/B*

**Town and Country Planning Act 1990**

**THE VALE OF GLAMORGAN COUNCIL  
TREE PRESERVATION ORDER (No 11) 2004**



Relating to  
**A YEW AT 2 STANWELL ROAD, PENARTH**

insert name  
of Council  
The **VALE OF GLAMORGAN COUNCIL**  
in exercise of the powers conferred on them by sections 198 [201<sup>(a)</sup>] of the Town and Country Planning Act 1990<sup>(b)</sup>

insert name  
of  
appropriate  
authority  
hereby make the following Order:—

**Citation**

insert title  
of Order  
including  
year  
1. This Order may be cited as  
(as above)

**Interpretation**

insert name  
of Council  
making the  
Order  
2. In this Order "the authority" means the **VALE OF GLAMORGAN COUNCIL**  
and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so  
numbered in the Town and Country Planning Act 1990.

**[Application of section 201]**

insert date  
3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and,  
accordingly, this Order shall take effect provisionally on

**Prohibited acts in relation to trees**

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)<sup>(c)</sup> [or subsection  
(3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5, no person  
shall—

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the  
consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

**Exemptions**

5. (1) Nothing in article 4 shall prevent—  
(a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where  
the land on which the tree is situated is operational land<sup>(d)</sup> of the statutory undertaker and the work is necessary—

---

(a) Under section 199(1), tree preservation orders generally do not take effect until confirmed, but a direction may be given under  
section 201 for an Order to take provisional effect immediately.  
(b) Where the Order is to be made under the sections cited and section 300 of the Town and Country Planning Act 1990, all those  
provisions should be cited, as should the fact of the consent of the appropriate authority. As to the circumstances in which the  
consent of the Forestry Commission is required (and should be cited) see section 200(1) of that Act.  
(c) Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or  
lopping of trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations  
imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection  
(7) of that section makes section 198 subject to section 39(2) of the Housing and Planning Act 1986 (c.63) (saving for effect of  
section 2(4) of the Opencast Coal Act 1958 on land affected by a tree preservation order despite its repeal) and section 15 of the  
Forestry Act 1967 (c.10) (licences under that Act to fell trees comprised in a tree preservation order).  
(d) See section 263 of the Town and Country Planning Act 1990.  
(e) S.I. 1995/418.

---

- (i) in the interests of the safe operation of the undertaking;
  - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertake; or
  - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995<sup>(c)</sup>.
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
  - (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
  - (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
  - (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
  - (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage" have the same meanings as in the Land Drainage Act 1991<sup>(a)</sup>, or
  - (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989<sup>(b)</sup>.

(2) In paragraph (1), "statutory undertake" means any of the following—

a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,

a relevant airport operator (within the meaning of Part V of the Airports Act 1986)<sup>(c)</sup>,

the holder of a licence under section 6 of the Electricity Act 1989,

a public gas transport,

the holder of a licence under section 7 of the Telecommunications Act 1984<sup>(d)</sup> to whom the telecommunications code (within the meaning of that Act) is applied,

a water or sewerage undertaker,

the Civil Aviation Authority or a body acting on behalf of that Authority,

the Post Office.

#### **Applications for consent under the Order**

6. An application for consent for the cutting down, topping, lopping or uprooting of any tree in respect of which his Order is for the time being in force shall be made in writing to the authority and shall—

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant's reasons for making the application.

#### **Applications of provisions of the Town and Country Planning Act 1990**

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part 1 of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2)

---

(a) 1991 c.59. *see section 72.*  
 (b) 1989 c.29.  
 (c) 1986 c.31.  
 (d) 1984 c.12.

- (2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

### Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

### Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

- (a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person—

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

**[Application to trees to be planted pursuant to a condition**

10. In relation to the tree(s) identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planing of trees)), this Order takes effect as from the time when [that tree is planted] [those trees are planted].]

**[Orders made by virtue of section 300**

Dated this \_\_\_\_\_ day of \_\_\_\_\_ (month and year)

(if the Council's Standing Orders require the sealing of such documents)

[The Common Seal of the *Vale of Glamorgan Council* was hereunto affixed in the presence of—

DIRECTOR OF LEGAL & REGULATORY SERVICES  
(if the Council's Standing Orders do not require the sealing of such documents:)



[Signed on behalf of the *Vale of Glamorgan Council*

.....  
Authorised by the Council to sign in that behalf]

**[CONFIRMATION OF ORDER**

[This Order was confirmed by the *Vale of Glamorgan Council* without modification on the \_\_\_\_\_ day of \_\_\_\_\_ (month and year) OR

[This Order was confirmed by the *Vale of Glamorgan Council* subject to the modifications indicated by (state how indicated) on the \_\_\_\_\_ day of \_\_\_\_\_ (month and year)

.....  
Authorised by the Council to sign in that behalf]

**[DECISION NOT TO CONFIRM ORDER**

A decision not to confirm this Order was taken by the *Vale of Glamorgan Council* on the \_\_\_\_\_ day of \_\_\_\_\_ (month and year)

.....  
Authorised by the Council to sign in that behalf]

**[VARIATION OF ORDER**

This Order was varied by the *Vale of Glamorgan Council* on the \_\_\_\_\_ day of \_\_\_\_\_ (month and year) under the reference number

**[REVOCATION OF ORDER**

This Order was revoked by the *Vale of Glamorgan Council* on the \_\_\_\_\_ day of \_\_\_\_\_ (month and year) under the reference number

Authorised by the Council to sign in that behalf]

SCHEDULE 1  
SPECIFICATION OF TREES  
**Trees specified individually**  
(encircled in black on the map)

Article 4

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
<b>T1</b>	<b>YEW</b>	

**Trees specified by reference to an area**  
(within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

**Groups of Trees**  
(within a broken black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

**Woodlands**  
(within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation*</i>
-------------------------	--------------------	-------------------

Provisions of the Town and Country Planning Act 1990 applied with adaptations or modifications

Provisions of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	<p>(a) In subsection (1)—</p> <p>(i) omit - “in such manner as may be prescribed by a development order” “such” in the second place where it appears, and “as may be so prescribed”; and</p> <p>(ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”.</p> <p>(b) In subsection (2)—</p> <p>(i) after “contain” insert “as regards each such order”; and</p> <p>(ii) for paragraphs (a) and (b) substitute - “(a) details of every application under the order and of the authority’s decision (if any) in relation to each such application; and (b) a statement as to the subject matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it.”</p> <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p>
Section 70 (determination of applications: general considerations)	<p>(a) In subsection (1)—</p> <p>(i) substitute - “Subject to subsections (1A) and (1B), where” for “Where”; “the authority” for “a local planning authority”; “consent under a tree preservation order” for “planning permission” where those words first appear; and “consent under the order” for “planning permission” in both of the other places where those words appear;</p> <p>(ii) after “think fit” insert— “(including conditions limiting the duration of the consent or requiring the replacement of trees)”; and</p> <p>(iii) omit “subject to sections 91 and 92.”</p> <p>(b) After subsection (1) insert— “(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area. (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting)”.</p> <p>(c) Omit subsections (2) and (3).</p>
Section 75 (effect of planning permission)	<p>(a) In subsection (1) substitute—</p> <p>(i) “Any” for the words from “Without” to “any”;</p> <p>(ii) “consent under a tree preservation order” for “planning permission to develop land”;</p> <p>(iii) “the consent” for “the permission”; and</p> <p>(iv) “the land to which the order relates” for “the land”</p> <p>(b) Omit subsections (2) and (3).</p>
Section 78 (right to appeal against planning decisions and failure to take such decisions)	<p>(a) In subsection (1) substitute—</p> <p>(i) “the Authority” for “a local planning authority”;</p> <p>(ii) “consent under a tree preservation order” for “planning permission” in the first place where those words appear;</p> <p>(iii) “consent under such an order” for “planning permission” in the second place where those words appear;</p> <p>(iv) for paragraph (c) substitute— “(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority”</p> <p>(b) Omit subsection (2)</p> <p>(c) In subsection (3) for “served within such time and in such manner as may be prescribed by a development order, “substitute— “in writing addressed too the Secretary of State, specifying the grounds on which the appeal is made, and such notice shall be served -</p> <p>(a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority’s decision or direction or within such longer period as the Secretary of State may allow;</p> <p>(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.”</p> <p>(d) For subsection (4) substitute— “(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).”</p> <p>(e) For subsection (5) substitute— “(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.”</p>
Section 79 (determination of appeals)	<p>(a) In subsections (1) and (2), substitute “the authority” for “the local planning authority”</p> <p>(b) Omit subsection (3)</p> <p>(c) In subsection (4) substitute—</p> <p>(i) “section 70(1), (1A) and (1B)” for “sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5”;</p> <p>(ii) “consent under a tree preservation order” for “planning permission”; and</p> <p>(iii) “the authority” for “the local planning authority and a development order may apply with or without modifications, to such an appeal any requirements imposed by a development order by virtue of section 65 or 71.”</p> <p>(d) Omit subsections (6) and (6A).</p> <p>(e) In subsection (7), omit the words after “section 78”.</p>

Section 79 was amended by the Planning and Compensation Act 1991 (c 34) section 8 and Schedule 7 paragraph 19



**PART II**  
**PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990**  
**AS ADAPTED AND MODIFIED BY PART I**

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part 1 of this Schedule, apply in relation to consents, and applications for consent, under this Order.

**Section 69**

- (1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.
- (2) The register shall contain, as regards each such order—
  - (a) details of every application under the order and of the authority's decision (if any) in relation to each such application; and
  - (a) a statement as to the subject matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.
- (6) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

**Section 70**

- (1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—
  - (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
  - (b) they may refuse consent under the order.
- (1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.
- (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

**Section 75**

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) ensure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

**Section 78**

- (1) Where the authority—
  - (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
  - (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
  - (c) give a direction under a tree preservation order, or refuse an application for consent, agreement or approval of that authority required by such a direction; or
  - (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority.

the applicant may by notice appeal to the Secretary of State.

- (3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—
  - (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may follow;
  - (b) in respect of such failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.
- (4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).
- (5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.



**Section 79**

- (1) On an appeal under section 78 the Secretary of State may—
  - (a) allow or dismiss the appeal; or
  - (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not), and may deal with the application as if it had been made to him in the first instance.

- (2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.
- (4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.
- (5) The decision of the Secretary of State on such an appeal shall be final.
- (7) Schedule 6 applies to appeals under section 78.



*The Vale of Glamorgan Council  
Tree Preservation Order (No. 11)  
2004 relating to a Yew at  
2 Stanwell Road, Penarth  
Given under the common seal  
of the Vale of Glamorgan  
Council this 3rd day of August 2004*

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	<b>The Vale of Glamorgan Council</b>	
Department:		
Title:		
Drawn By:		
	Scale	1:1250
	Time	03:33:42
	Date	26 Jul 2004

# QUESTION22a

Date/Dyddiad: 18 June 2020  
Ask for/Gofynwch am: Mrs. Lisa Chichester  
Telephone/Rhif ffon: (01446) 704691  
My Ref/Cyf: P/DC/LMC/2020/00064/FUL  
e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk

The Vale of Glamorgan Council  
Dock Office, Barry Docks, Barry CF63 4RT  
Tel: (01446) 700111  
Cyngor Bro Morgannwg  
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT  
Ffôn: (01446) 700111



[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

The Owner/Occupier

Dear Sir / Madam

### Town and Country Planning Act 1990 (As Amended) - Section 78 Appeal

**Council Reference:** 2020/00064/FUL  
**Planning Inspectorate Reference:** APP/Z6950/A/20/3253163  
**Appeal Start Date:** 15 June 2020  
**Site:** Pen Y Garth Mansion, 2, Stanwell Road, Penarth  
**Proposal:** Erection of enclosure above existing car parking spaces  
**Appeal by:** Mr Kasif Ahmed

I am writing to inform you that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal follows the decision of this Council to refuse planning permission for the development described above. The appeal is to be determined on the basis of an exchange of **written statements** by the parties, and a site visit by an Inspector from the Planning Inspectorate.

Any written comments that you may have already submitted on the planning application have been forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in determining the appeal. Should you wish to withdraw any previous comments you must notify the Planning Inspectorate by 13 July 2020. If you wish to make any new representations, you should send these direct to **The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ**, quoting the reference **APP/Z6950/A/20/3253163**. You can also make your representations on-line at <https://acp.planninginspectorate.gov.uk/>. Such comments must be submitted no later than **13 July 2020**. Any representations received after the deadline will not normally be seen by the Inspector and will be returned to you. **Please note all representations will be published on the Planning Portal website.**

A copy of the appeal decision can be viewed on-line at <https://acp.planninginspectorate.gov.uk/> or obtained by making a request in writing to The Planning Inspectorate at the address given above. If you wish to inspect any document in connection with this appeal, these are available to view on-line at the Planning Portal website. Alternatively, please contact my Appeals Officer Mrs Sarah Feist on 01446 704690, or Mrs. Lisa Chichester, on 01446 704691.

Yours faithfully

Victoria Robinson  
**Operational Manager Development Management**

# QUESTION 22b

## Appeals Notifications Distribution List

Appeal Reference: 20/3253163

Name:	Address:	Date Sent:
		18/06/2020

The Owner/Occupier	4 STANWELL ROAD PENARTH CF64 3EA
--------------------	----------------------------------------

The Owner/Occupier	7 WASHINGTON BUILDINGS STANWELL ROAD PENARTH CF64 2AD
--------------------	----------------------------------------------------------------

The Owner/Occupier	A B SNELL AND SON 11 WASHINGTON BUILDINGS STANWELL ROAD PENARTH CF64 2AD
--------------------	--------------------------------------------------------------------------------------

The Owner/Occupier	GINGERS FASHION ACCESSORIES 9-10 WASHINGTON BUILDINGS STANWELL ROAD PENARTH CF64 2AD
--------------------	-----------------------------------------------------------------------------------------------------

The Owner/Occupier	PINK PIG LOANS LTD 2 WASHINGTON CHAMBERS STANWELL ROAD PENARTH CF64 2AF
--------------------	-------------------------------------------------------------------------------------

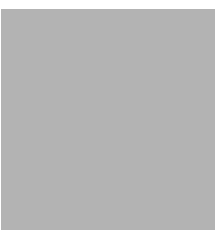
The Owner/Occupier	THE QUEEN B 8 WASHINGTON BUILDINGS STANWELL ROAD PENARTH CF64 2AD
--------------------	-------------------------------------------------------------------------------

Penarth Town Council	By email
----------------------	----------

Councillor R Sivagnanam	By email
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Councillor N Thomas	By email
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# QUESTION 22d



**QUESTION**  
**22d**



# Consultee Comment for planning application 2020/00064/FUL

Application Number	<input type="text" value="2020/00064/FUL"/>
Location	<input type="text" value="Pen Y Garth Mansion, 2, Stanwell Road, Penarth"/>
Proposal	<input type="text" value="Erection of enclosure above existing car parking spaces"/>
Case Officer	<input type="text" value="Mr. Gwyn Humphreys"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Penarth Town Council"/>
Address	<input type="text" value="The Clerk, Penarth Town Council, West House, Stanwell Road, Penarth. CF64 2YG"/>
Type of Comment	<input type="text" value="Object"/>
Type	<input type="text"/>
Comments	<input type="text" value="Comment submitted by Penarth Town Council: Objection, due to setting a precedence and not in keeping with the Conservation area."/>
Received Date	<input type="text" value="07/02/2020 09:35:17"/>
Attachments	

## Humphreys, Gwyn

---

**From:** Thomas, Neil C (CIlr)  
**Sent:** 28 January 2020 13:19  
**To:** Planning  
**Subject:** Re: Planning Application Consultation 2020/00064/FUL Pen Y Garth Mansion, 2, Stanwell Road, Penarth

The answer to q10 in the application is wrong given that a mature tree lies directly adjacent to this site and overhangs the proposed shelter. I imagine that the shelter is proposed because of leaves and perhaps sap from that tree falling on the cars below.

Given that, I have no objection on planning grounds though I would be concerned if the erection damages the tree or if it results in sightline problems or overshadowing the neighbouring property.

Regards

Neil Thomas

Sent via Vale of Glamorgan Council corporate mobile email/ Wedi'i anfon o MDM corfforaethol Cyngor Bro Morgannwg Correspondence is welcomed in Welsh or English / Croesawir Gohebiaeth yn y Gymraeg neu yn Saesneg.

----- Original Message -----

**Subject:** Planning Application Consultation 2020/00064/FUL Pen Y Garth Mansion, 2, Stanwell Road, Penarth  
**From:** Planning <Planning@valeofglamorgan.gov.uk>  
**Date:** 28 Jan 2020, 10:02  
**To:** "Thomas, Neil C (CIlr)" <ncthomas@valeofglamorgan.gov.uk>

Please find attached a letter regarding a planning application submitted to the Vale of Glamorgan Council. If this is a consultation letter, please respond to this consultation through the link provided in the attached letter. Please note that your comments may be made available online for interested persons to view.

MEMORANDUM / COFNOD

The Vale of Glamorgan Council  
Development Services  
Dock Office, Barry Docks, Barry, CF63 4RT



<b>To / I:</b>	Gwyn Humphreys
<b>Dept / Adran:</b>	Development Management
<b>Date / Dyddiad:</b>	24 February 2020

<b>From / Oddi Wrth:</b>	Conservation and Design
<b>Tel / Ffôn:</b>	(01446) 704628

**Application:** 2020/00064/FUL  
**Location:** Pen Y Garth Mansion, 2, Stanwell Road, Penarth  
**Proposal:** Erection of enclosure above existing car parking spaces

**Recommendation**

- |                                                                  |                                                          |
|------------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> No objection                            | <input type="checkbox"/> Notes for applicant             |
| <input type="checkbox"/> Object (holding objection)              | <input type="checkbox"/> Request for further information |
| <input checked="" type="checkbox"/> Object and recommend refusal | <input type="checkbox"/> Recommend planning conditions   |

**Main Issue**

The issues considered by me are:

- Whether the proposed development preserves the listed building, its setting or any features of architectural or historic significance it possesses;
- Whether the proposed development preserves or enhances the character or appearance of the conservation area;
- Whether the proposed development respects the special character and qualities of the historic park and garden, their setting and historic views and vistas;
- Whether the proposed development preserves or enhances a locally listed 'County Treasure', its setting and any features of architectural or historic significance it possesses.

Please note the primary consideration for any development affecting a listed building or its setting or a conservation area are the statutory requirements to have special regard to the desirability of preserving the historic asset.

**Legislation and Policy**

The Planning (Listed Buildings and Conservation Areas) Act (1990)

The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) sets out the principal statutory instruments which must be considered in the determination of any application affecting either listed buildings or conservation areas.

Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 69 enables Local Planning Authorities to designate conservation areas. Conservation areas are those areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Section 72 requires that in the exercise of planning duties special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The Courts have made it clear that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm to a designated asset and/or its setting, the decision maker should give particular weight to the desirability of avoiding that harm. There is still a requirement for a planning balance, but it must be informed by the need to give weight to the desirability of preserving the asset and its setting.

### Planning Policy Wales

Chapter 6 of Planning Policy Wales (PPW) sets out the Welsh Government's planning guidance on the conservation and enhancement of the historic environment.

Paragraph 6.1.6 sets out the Welsh Government's specific objectives for the historic environment. These seek to:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

Paragraph 6.1.9 makes clear:

“Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.”

In relation to listed buildings Paragraph 6.1.10 states:

“There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.”

In relation to conservation areas Paragraph 6.1.14 states:

“There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.”

Paragraph 6.1.15 states:

“There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

Para 6.1.16 states:

“Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area’s character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

#### Technical Advice Note 12: Design

TAN 12 seeks to promote sustainability through good design. Paragraph 2.2 states:

*“The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales – from householder extensions to new mixed use communities.”*

#### Technical Advice Note 24: The Historic Environment

##### Local Development Plan

The Vale of Glamorgan LDP policies reflect the national policy for the strict control of development affecting conservation areas. Policy SP10 (Built and Natural

Environment) and Policy MD8 (Historic Environment) set out the preserve or enhance the character or appearance of the Vale of Glamorgan's Conservation Areas.

**POLICY SP 10 - BUILT AND NATURAL ENVIRONMENT**

DEVELOPMENT PROPOSALS MUST PRESERVE AND WHERE APPROPRIATE ENHANCE THE RICH AND DIVERSE BUILT AND NATURAL ENVIRONMENT AND HERITAGE OF THE VALE OF GLAMORGAN INCLUDING:

1. THE ARCHITECTURAL AND / OR HISTORIC QUALITIES OF INDIVIDUAL BUILDINGS OR CONSERVATION AREAS, INCLUDING LOCALLY LISTED BUILDINGS;
2. HISTORIC LANDSCAPES, PARKS AND GARDENS;
3. SPECIAL LANDSCAPE AREAS;
4. THE GLAMORGAN HERITAGE COAST;
5. SITES DESIGNATED FOR THEIR LOCAL, NATIONAL AND EUROPEAN NATURE CONSERVATION IMPORTANCE; AND
6. IMPORTANT ARCHAEOLOGICAL AND GEOLOGICAL FEATURES.

Policy MD8 (Historic Environment) deals specifically with the protection of the qualities of the built historic environment, and in particular the preservation and enhancement of conservation areas character or appearance:

**POLICY MD 8 - HISTORIC ENVIRONMENT**

DEVELOPMENT PROPOSALS MUST PROTECT THE QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT OF THE VALE OF GLAMORGAN, SPECIFICALLY:

1. WITHIN CONSERVATION AREAS, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA;
2. FOR LISTED AND LOCALLY LISTED BUILDINGS, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE THE BUILDING, ITS SETTING AND ANY FEATURES OF SIGNIFICANCE IT POSSESSES;
3. WITHIN DESIGNATED LANDSCAPES, HISTORIC PARKS AND GARDENS, AND BATTLEFIELDS, DEVELOPMENT PROPOSALS MUST RESPECT THE SPECIAL HISTORIC CHARACTER AND QUALITY OF THESE AREAS, THEIR SETTINGS OR HISTORIC VIEWS OR VISTAS;
4. FOR SITES OF ARCHAEOLOGICAL INTEREST, DEVELOPMENT PROPOSALS MUST PRESERVE OR ENHANCE ARCHAEOLOGICAL REMAINS AND WHERE APPROPRIATE THEIR SETTINGS.

Supplementary Planning Guidance

The Penarth Conservation Area Appraisal and Management Plan identifies the qualities of the conservation area. Whilst the conservation area is an area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance, this does not mean that it is automatically of high

sensitivity to all forms or scales of development or that parts of it are uniformly of the same value and sensitivity.

The CAAMP is not prescriptive about which areas may be suitable for development but is guidance on general principles. It provides more detail than the Local Development Plan and is the preferred guidance for assessing the impact of the proposed scheme.

### **Assessment of Proposal**

The proposal seeks planning permission for the erection of an enclosure over the existing car parking spaces. The proposal has a utilitarian appearance constructed from a painted steel frame, powder coated glazing bars and a polycarbonate roof.

In support of the application, the Planning Statement says:

“As it stands the carparking on the western edge of the site is rendered unusable for much of the year due to the sap and leaves from the adjoining tree causing damage to cars that are parked here. In response to this occupiers of the development are being forced to take up on street parking within the immediate locality, thereby resulting in unintended parking stress to the detriment of other surrounding residential occupiers ability to park.”

The contribution of trees to the character and appearance of the Penarth Conservation Area is a significant characteristic that is identified in the CAAMP. Similarly, the front gardens and gaps between buildings make a significant contribution to the character and appearance of the conservation area.

It is my view the trees adjacent to the application site contribute significantly to the character appearance of the conservation area and have a stature and form which should be regarded as having a high amenity value.

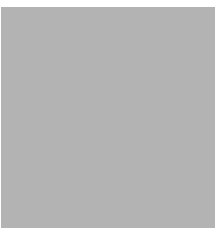
The introduction of the structure proposed would, in my view, introduce an incongruous feature in an otherwise open part of the site which is particularly visible from Stanwell Road and, currently, makes a positive contribution to the character and appearance of the conservation area.

It is not accepted that owners are forced to use on-street parking. Alternative measures, for example car covers, could be utilised without the need for a permanent structure such as that proposed. An amount of inconvenience and maintenance is a normal consequence of living in close proximity to trees such as those found adjacent to the application site.

It is not clear what impact the proposed works will have on the trees root protection area. Confirmation in this regard should be sought.

Peter Thomas  
Senior Planner (Conservation and Design)

# QUESTION22e





Mr. Ahmed Silver Crescent Developments Ltd, c/o Agent  
Mr. Geraint John Geraint John Planning Ltd, Office 16 (House 1, 2nd Floor), The  
Maltings, East Tyndall Street, Cardiff, CF24 5EA

**Pen Y Garth Mansion, 2, Stanwell Road, Penarth**

Erection of enclosure above existing car parking spaces

**SITE AND CONTEXT**

The application site relates to Pen y Garth Mansion, a large traditional building at the junction of Rectory Road and Stanwell Road, within the Penarth Settlement Boundary. The building has recently been converted from offices to residential apartments, which was granted permission under application ref: 2015/00647/FUL.

Planning application ref: 2015/00647/FUL granted permission for the extension and alteration of the building to form seven self-contained residential apartments, in addition to the erection of one semi-detached town house with on-site car parking, cycle and bin store facilities.

The application site is located near to the primary shopping area with nearby retail uses, and a mix of other uses in the vicinity, including residential properties to the immediate south, a library to the north and tennis courts to the east. The site is also located within the Penarth Conservation Area.

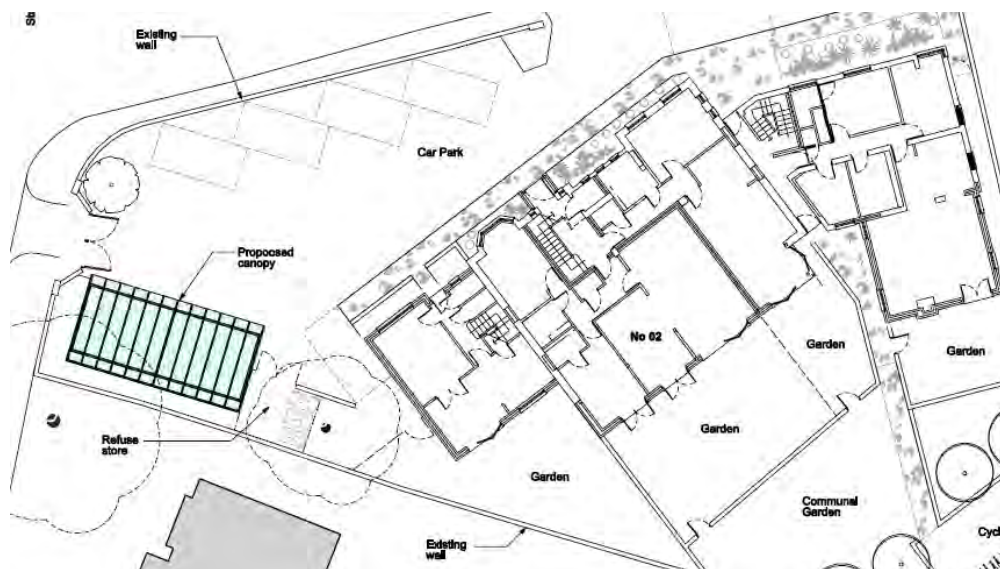
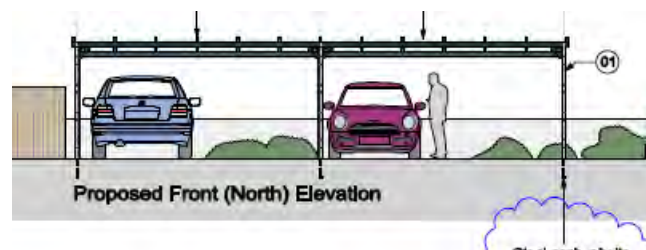


**DESCRIPTION OF DEVELOPMENT**

This is a full application for the construction of an enclosure/canopy within the car parking area to the front of the building, to provide cover over four existing parking spaces. The canopy would measure approximately 9.1 metres in width and 5 metres in depth at its greatest extent. It would have a shallow mono-pitched roof with a height of approximately 2.4 metres at the front entrance. The enclosure would have a painted steel frame, with a translucent, polycarbonate sheet roof.

The canopy would be located approximately 1 metre from the boundary with the neighbouring No. 4 Stanwell Road, to the south of the application site. In addition, the enclosure would fall in close proximity to a Yew tree and a Horse Chestnut tree which are both protected by a TPO and which lie within the front garden area at No. 4 Stanwell Road.

Details of the proposal can be viewed below:



## PLANNING HISTORY

1983/00554/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Occupation of existing office building for same use, construction of additional parking spaces, Decision: Approved

1984/00522/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Extension to east and west ends office, Decision: Approved

1994/00632/TCA, Address: 2, Stanwell Road, Penarth, Proposal: Prune trees which overhang the public highway, Decision: Approved

2004/01094/TCA, Address: 2, Stanwell Road, Penarth, Proposal: Fell one yew tree, Decision: Refused

2004/01269/FUL, Address: Amey Buildings, Rectory Road, Penarth, Proposal: Proposed alterations to existing building and extensions to form 2 no. maisonettes, part office to remain, Decision: Refused

2005/00533/FUL, Address: Amey Buildings, Rectory Road, Penarth, Proposal: Proposed alterations to existing building and extension to form 1 no. maisonette (south west side) part office to remain, Decision: Refused

2005/01313/FUL, Address: Amey Buildings, Rectory Road, Penarth, Proposal: Extension to existing office building, Decision: Refused

2006/00172/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Proposed extension to existing offices to provide additional office accomodation and an enclosed fire escape., Decision: Approved

2008/01363/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Proposed conversion of existing office building together with new extension previously approved for office use to form 10 no flats with 15 no car parking spaces, Decision: Finally Disposed of

2012/01013/FUL, Address: Amey Building, 2, Stanwell Road, Penarth, Proposal: Proposed alterations and extension to existing building to form five flats, Decision: Withdrawn

2013/01111/TCA, Address: 2, Stanwell Road, Penarth, Proposal: Removal of three trees (Birch, Western Red Cedar and a multi-stemmed Sycamore) from rear car park, Decision: Approved

2014/00268/1/CD, Address: Car Park, 2, Stanwell Road, Penarth, Proposal: Discharge of conditions- 13-Drainage, 14-Shed. Proposed new dwelling in former car parking area, Decision: Approved

2014/00269/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Proposed alterations and extensions to existing building to form 5 No flats, Decision: Approved

2014/01392/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Extension and alterations of existing property to form nine self-contained residential apartments, Decision: Refused

2015/00647/1/CD, Address: 2, 2, Stanwell Road, Penarth, Proposal: Discharge of Condition 3 - Proposed materials. Extension and alteration of existing property to form seven self-contained residential apartments and one town house with on-site car parking, cycle and bin store facilities (resubmission of application ref: 2014/1392FUL), Decision: Approved

2015/00647/1/NMA, Address: 2, Stanwell Road, Penarth, Proposal: Non-material Amendment-Proposed substitution of Juliet balconies with balconies to top floor apartment to rear. Proposed cantilevered projection to first floor balcony to rear of property. Minor window and door amendments., Decision: Refused

2015/00647/2/CD, Address: 2, Stanwell Road, Penarth, Proposal: Discharge of Conditions 4, 6, and 9 - Extension and alteration of existing property to form seven self-contained residential apartments and one town house with on-site car parking, cycle and bin store facilities (resubmission of application ref: 2014/1392FUL), Decision: Approved

2015/00647/2/NMA, Address: 2, Stanwell Road, Penarth, Proposal: Non material amendment to Condition 7-Arboreal impact assessment & Condition 11-Landscaping of planning permission 2015/00647/FUL for extension and alteration to form seven self-contained residential apartments and one town house, Decision: Approved

2015/00647/3/NMA, Address: 2, Stanwell Road, Penarth, Proposal: Non material amendment - Reposition of window to front elevation and retention of gable as tiled for extension and alteration of existing property to form seven self-contained residential apartments and one town house, Decision: Approved

2015/00647/4/NMA, Address: 2, Stanwell Road, Penarth, Proposal: Non material amendment to Planning Permission 2015/00647/FUL - Variation of Condition 10 (Drainage)., Decision: Approved

2015/00647/5/NMA, Address: 2, Stanwell Road ,Penarth, Proposal: Non-Material Amendment - To alter the car parking, refuse store and site frontage tree planting arrangement. Planning Permission ref. 2015/00647/FUL : Extension and alteration of existing property to form seven self-contained residential apartments and one town house with on-site car parking, cycle and bin store facilities (resubmission of application ref: 2014/1392FUL), Decision: Refused

2015/00647/6/NMA, Address: 2, Stanwell Road, Penarth, Proposal: Non-Material Amendment - Addition of motorized steel gates to car park exit, Decision: Approved

2015/00647/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Extension and alteration of existing property to form seven self-contained residential apartments and one town house with on-site car parking, cycle and bin store facilities (resubmission of application ref: 2014/1392FUL), Decision: Approved

2016/01275/FUL, Address: 2, Stanwell Road, Penarth, Proposal: Proposed pair of semi detached 2 bedroom dwellings, Decision: Withdrawn

2017/00149/TPO, Address: 2, Stanwell Road, Penarth, Proposal: Slight reduction to one Yew - TPO No. 11 2004, Decision: Approved

2018/00279/1/CD, Address: Rear of 2, Stanwell Road, Penarth, Proposal: Discharge of Condition 4 - Ground Levels- Planning permission 2018/00279/FUL - pair of semi-detached 2 bedroom dwellings, Decision: Approved

2018/00279/2/CD, Address: The car park, rear of 2, Stanwell Road, Penarth, Proposal: Discharge of Condition 13 - CEMP and Condition 14 - Means of Enclosure of Planning permission 2018/00279/FUL - pair of semi-detached 2 bedroom dwellings, Decision: Approved

2018/00279/FUL, Address: Rear of 2, Stanwell Road, Penarth, Proposal: Proposed pair of semi-detached 2 bedroom dwellings, Decision: Approved

2018/01411/FUL, Address: Pen Y Garth Mansion, 2, Stanwell Road, Penarth, Proposal: Retention of amended parking layout, widened access and gates to Rectory Road, and gates to Stanwell Road, Decision: Approved

2019/01247/FUL, Address: Apartment 7, Pen Y Garth Mansion, 2, Stanwell Road, Penarth, Proposal: Replacement of existing Juliet balconies with glass balustrades to facilitate the use of the existing flat roof areas as private outdoor amenity space, Decision: Approved

## CONSULTATIONS

**Penarth Town Council** was consulted on 28.01.20 and comments received on 07.02.20 state an objection due to the development “setting a precedence and being not in-keeping with the conservation area”.

**St Augustines Ward Members** were consulted on 28.01.20 and at the time of writing this report, comments had been received from Cllr. Neil Thomas. His comments state the following:

*“The answer to q10 in the application is wrong given that a mature tree lies directly adjacent to this site and overhangs the proposed shelter. I imagine that the shelter is proposed because of leaves and perhaps sap from that tree falling on the cars below. Given that, I have no objection on planning grounds though I would be concerned if the erection damages the tree or if it results in sightline problems or overshadowing the neighbouring property.”*

**The Council’s Conservation Officer** was consulted on 28.01.20 and comments received on 24.02.20 state an objection. The comments state:

*“The proposal seeks planning permission for the erection of an enclosure over the existing car parking spaces. The proposal has a utilitarian appearance constructed from a painted steel frame, powder coated glazing bars and a polycarbonate roof. In support of the application, the Planning Statement says:*

*“As it stands the carparking on the western edge of the site is rendered unusable for much of the year due to the sap and leaves from the adjoining tree causing damage to cars that are parked here. In response to this occupiers of the development are being forced to take up on street parking within the immediate locality, thereby resulting in unintended parking stress to the detriment of other surrounding residential occupiers ability to park.”*

*The contribution of trees to the character and appearance of the Penarth Conservation Area is a significant characteristic that is identified in the CAAMP. Similarly, the front gardens and gaps between buildings make a significant contribution to the character and appearance of the conservation area. It is my view the trees adjacent to the application site contribute significantly to the character appearance of the conservation area and have a stature and form which should be regarded as having a high amenity value. The introduction of the structure proposed would, in my view, introduce an incongruous feature in an otherwise open part of the site which is particularly visible from Stanwell Road and, currently, makes a positive contribution to the character and appearance of the conservation area. It is not accepted that owners are forced to use on-street parking. Alternative measures, for example car covers, could be utilised without the need for a permanent structure such as that proposed. An amount of inconvenience and maintenance is a normal consequence of living in close proximity to trees such as those found adjacent to the application site.*

*It is not clear what impact the proposed works will have on the trees root protection area. Confirmation in this regard should be sought.’*

## REPRESENTATIONS

The neighbouring properties were consulted on 28.01.20 and a site notice was displayed on 13.02.20. At the time of writing this report, no letters of representation had been received.

## REPORT

### Planning Policies and Guidance

#### **Local Development Plan:**

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

#### **Strategic Policies:**

POLICY SP1 – Delivering the Strategy  
POLICY SP10 – Built and Natural Environment

#### **Managing Development Policies:**

POLICY MD2 - Design of New Development  
POLICY MD5 - Development within Settlement Boundaries

## POLICY MD8 - Historic Environment

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

### **Planning Policy Wales:**

National planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

#### Chapter 2 - People and Places: Achieving Well-being through Placemaking

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

#### Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places

3.9 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

3.10 In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.

#### Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment)

6.1.7 It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include the setting of a historic asset which might extend beyond its curtilage. Any change that impacts on a historic asset should be managed in a sensitive and sustainable way.

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised...

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 12 – Design (2016)
- 2.6 “Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.”
- 4.5 “In many cases an appraisal of the local context will highlight distinctive patterns of development or landscape where the intention will be to sustain character. Appraisal is equally important in areas where patterns of development have failed to respond to context in the past. In these areas appraisal should point towards solution which reverse the trend.”
- 4.8 “Appraising “character” involves attention to topography; historic street patterns, archaeological features, waterways, hierarchy of development and spaces, prevalent materials in buildings or floorscape, architecture and historic quality, landscape character, field patterns and land use patterns, distinctive views (in and out of the site), skylines and vistas, prevailing uses and plan forms, boundary treatments, local biodiversity, natural and cultural resources and locally distinctive features and traditions (also known as vernacular elements).”
- 6.16 “The appearance and function of proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications and appeals. Developments that do not address the objectives of good design should not be accepted.”

- Technical Advice Note 24 – The Historic Environment (2017)

### **Supplementary Planning Guidance:**



In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Parking Standards
- Penarth Conservation Area Appraisal and Management Plan
- Residential and Householder Development
- Trees, Woodlands, Hedgerows and Development

**Other relevant evidence or policy guidance:**

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on the Council with respect to any buildings or other land in a conservation area, where *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*
- Section 58 (1) of the Marine and Coastal Access Act places a requirement on the Council to take authorisation decisions in accordance with the appropriate marine policy documents, unless relevant consideration indicates otherwise.

**Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Issues

In assessing the proposal against the above policies and guidance, the principal issues to be considered in the determination of this application include the principle of the proposed development, its design and scale, and its visual impact upon the site and the surrounding street scene within the Penarth Conservation Area. Also to be assessed is the potential impact upon the amenity of neighbouring residential occupiers, the impact upon the nearby Yew and Horse Chestnut trees with a TPO, and the impact upon parking provision on-site.

Principle of Development

The proposal seeks planning permission for the construction of an enclosure over four existing car parking spaces within the south-western corner of the site. The Planning Statement submitted as part of the application suggests that the proposed canopy/enclosure is needed in order to protect cars parking within these spaces from falling leaves and sap from the trees overhanging the boundary at No. 4 Stanwell Road. Furthermore, the Agent has confirmed verbally that due to leaves and sap falling onto cars parked in these spaces at present, many of the residents of the Pen y Garth Mansion apartments are forced to park along Rectory Road, increasing traffic and parking pressures along this road to the north of the site.

Whilst it is acknowledged that sap falling onto cars parked in these spaces may cause damage to the paintwork, it is considered that this itself would not render these spaces unusable and would certainly not warrant the construction of what is a relatively large enclosure to protect the cars in this location. Indeed, it is considered that a TPO application could be made to cut-back some of the overhanging branches of the trees at No. 4, which if granted approval would greatly improve the situation. Additionally, as is mentioned within the Conservation Officer comments, it is considered that there are other measures which could be utilised to help mitigate the effects of leaves and sap, such as the use of car covers. Such measures would mean the visual impact of the enclosure (as will be assessed in the following section) could be avoided.

As such, with regard to the principle of the proposed development, it is considered that the need for the enclosure/canopy has not been sufficiently demonstrated, and there are alternative measures which could be taken which would likely be more acceptable. In addition it is not accepted that the current situation forces residents to park on the adjacent streets, with no supporting evidence in-line with this claim being supplied. Consequently, the comments within the Planning Statement regarding the need for the development are not accepted as the proposal is not the only way to mitigate the impacts of the trees on the suitability of the parking area.

### Design and Visual Impact

In policy terms, the site is located within the Settlement Boundary for Penarth, as identified within the LDP. Policy MD5 (Development within Settlement Boundaries) states that new development within settlements will be permitted where the proposed development:

- Makes efficient use of land or buildings.
- Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality.
- The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting.

Policy MD2 (Design of New Development) is also of relevance, and states that in order to create high quality, healthy, sustainable and locally distinct places development proposals should:

- Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest.
- Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix and density.

This is supported in principle by Planning Policy Wales (Edition 10), TAN 12 (Design), and the Council's Residential and Householder Development SPG.

In addition, due to the site's location within the Penarth Conservation Area, Policies MD8 and SP10 are relevant, and they are explicit in their protection of the historic environment. Criterion 1 of Policy MD8 requires development proposals to "*preserve or enhance the character and appearance of the area*" whilst Criterion 1 of Policy SP10 reiterates this, requiring "*development proposals to preserve and where appropriate enhance the built environment*". Furthermore, Criterion 6 of Policy SP1 requires: "*protection and enhancement of the built environment.*"

The proposal relates to the construction of an enclosure within the front parking area serving the Pen y Garth Mansion apartments, a prominent site at the junction of Stanwell Road and Rectory Road. The front of the site, along Stanwell Road, is enclosed by a low wall with metal railings, and as such the front parking area is currently publically visible within the street scene. Given that the immediate street scene is largely retail and service orientated, with few residential properties, it was noted during the site visit that there are currently no similar structures within the street scene surrounding the site.

Given that the parking area is currently 'open' and visible from Stanwell Road, and the fact the proposed enclosure would be sited towards the front of the parking area, in close proximity to the front boundary, it would form a prominent addition to this street scene, and would detract from the openness which the site currently benefits from. Whilst it is acknowledged that there is already a bin store within the front parking area serving the apartments, it should be pointed out that this is set significantly further back into the site compared to the proposed enclosure, and is of a significantly smaller scale when compared to the proposal.

Whilst it is considered that the proposed enclosure itself is not of an unacceptably large scale, due to its siting at the front of the site, in close proximity to the public footway, it is considered that it would result in a visually intrusive and incongruous addition to the street scene along Stanwell Road, which would have a detrimental impact upon the appearance and character of the site in its current form, and the surrounding area.

In addition to its siting and the harmful effect the proposal would have upon the open character of the street scene at present, concerns also exist over the design of the enclosure itself. The proposed enclosure would be constructed with a painted steel frame and a translucent polycarbonate sheet roof and as a result it is considered that the enclosure would be constructed from materials that would not be in keeping with the character of this part of the Conservation Area of and a design of limited architectural quality of an overly utilitarian design, which would not reflect the context and character of the existing site or that of the surrounding street scene within the Penarth Conservation Area. The use of a polycarbonate roof is of particular concern, and would result in a negative and harmful impact upon the character of the site, which would be enhanced due to the prominence of the proposed enclosure at the front of the site.

This is further reinforced due to the site's location within the Penarth Conservation Area, and it is the Local Planning Authority's view that the proposal would also unacceptably upon the character of the conservation area.

Indeed, Chapter 6.1.15 of Planning Policy Wales (Edition 10) states that: *"there is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level."*

The Council's Conservation Officer has commented upon the application, stating an objection to the proposal and recommending that the application be refused, and within his comments pays specific attention to the impact the proposal would have upon the open character of the street scene, and the poor quality, utilitarian design of the enclosure. As such, given the fundamental concerns over the design and siting of the proposal, and the harmful visual impact this would cause, it is considered that in this regard the proposal is unacceptable.

In light of the assessment of the design and visual impact above, due to the siting and design of the proposal, it is considered that the enclosure would not be compliant with Policies MD2, MD5, MD8 and SP10 of the LDP, as well as the policies contained within Planning Policy Wales (Edition 10).

#### Impact on TPOs

The proposed enclosure would be located in close proximity to a Yew tree and a Horse Chestnut tree at the adjoining No. 4 Stanwell Road which overhang the boundary and which have a TPO placed upon them, likely falling within the root protection areas. Initially no information regarding the impact the structure would have upon the longevity of the trees was submitted as part of the application. Following officer concerns being raised with the Agent regarding the potential detrimental impact upon the trees' roots and general health, an amended plan was submitted, highlighting the fact that the enclosure would be bolted onto the surface of the car park with anchor bolts, negating the need for any foundations to be dug.

On the basis of the above, the proposal would not have any direct, or very limited impacts on the trees' roots due the minimal intervention of anchoring bolts into the ground which is not likely to cause any more disturbance than the existing surface of the car park.

In relation to the impact of the structure itself, whilst it would clearly fall within the canopy of these protected trees, the would not impact on/ or require the removal of any limbs. Furthermore as set out above, being sited on the existing hardsurfaced parking area, would result in minimal disturbance of the ground.

However, due to the proximity of the proposed structures to the . trees and which contribute significantly to public amenity and the character of the street scene and this part of the Penarth Conservation Area, the proposal would impact on the setting of these protected trees, if not physically impacting upon them.

#### Impact upon Neighbouring Amenity

Criterion 8 of Policy MD2 of the Local Development Plan states proposals should safeguard public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance. This is reinforced by guidance contained within the adopted SPG on Residential and Householder Development.

The proposed enclosure would be set-off the boundary with No. 4 Stanwell Road, to the south, by approximately 2.2 metres. Whilst this is in relatively close proximity to the dwelling at No.4, due to the enclosure's single storey scale, it is considered that it would not result in any unacceptable impact upon the amenity of these occupiers, and as such this could not be considered as a reason to refuse the application.

#### Parking Provision

Given that the proposed enclosure would neither create additional, nor remove existing parking spaces, overall it would have a negligible impact upon parking provision on-site. Whilst the Planning Statement suggests that the four spaces in this part of the site are currently unusable due to leaves and sap, as has already been assessed, this is not considered to be a reason to approve the application, and the principle of the development has already been considered unacceptable as a result.

In light of the above assessment, the following recommendation is made.

#### REASON FOR RECOMMENDATION

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

## RECOMMENDATION

### Refuse

#### REFUSE (W.R.)

1. By reason of its prominence within the street scene along Stanwell Road and the wider Penarth Conservation Area, and its materials and utilitarian design, the proposed enclosure is considered to be an incongruous addition to the existing site, which would detract from the current openness of the site, setting of the adjacent protected trees and surrounding street scene and would fail to reflect the context of the site and would not preserve the character of this part of the Penarth Conservation Area. The development would therefore be contrary to Policies MD2 (Design of New Development), MD5 (Development within Settlement Boundaries), MD8 (Historic Environment) and SP10 (Built and Natural Environment) of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, as well as the adopted Penarth Conservation Area Appraisal and Management Plan. The proposal would also be contrary to national policy and guidance contained within Planning Policy Wales (Edition 10), Technical Advice Note 12 (Design) and Technical Advice Note 24 (The Historic Environment).

### NOTE:

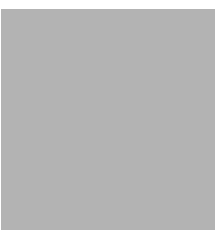
**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**

# QUESTION 22g



**QUESTION**  
**22g**

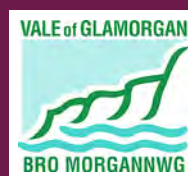


Vale of Glamorgan Local Development Plan 2011 - 2026

# Local Development Plan

## Written Statement

June 2017



# LDP Strategy

- 5.93 Mineral resources are finite and therefore it is vital to use these resources wisely and efficiently as well as encouraging the use of alternatives to naturally occurring minerals wherever this is technically possible and where it does not have unacceptable effects on the local environment. In this regard, Policy SP9 translates national and regional guidance on aggregates provision to the local level by promoting the use of natural minerals sustainably and encourages the use of secondary and alternative resources.
- 5.94 Planning Policy Wales stresses the importance of safeguarding mineral deposits which society may need in the future. Carboniferous and Liassic limestone are widespread in the Vale of Glamorgan. This policy safeguards those resources in accordance with national policy to ensure availability for future generations. The safeguarded areas are shown on the Proposals Map. Policy MG22 sets out the criteria by which development proposals that may sterilise or hinder future extraction of safeguarded minerals resources will be assessed against. Additionally, although there is no history of land-based sand and gravel extraction in the Vale of Glamorgan, a number of areas have been identified that may in the future contribute as a replacement to marine-dredged materials. In view of the limited availability of such material these areas are also safeguarded from development that would unnecessarily prejudice their potential extraction in the future.
- 5.95 Although the Wharf at Barry Docks has not been used for landing marine sand and gravel since 2005 it is recognised that this is a potential supply route of sand and gravel resource into the region. The wharf site is therefore safeguarded on the Proposals Map and future proposals will need to consider the potential impact on the landing of marine sand and gravel at Barry Docks. The safeguarding of the wharf does not prevent its use to land other goods and does not affect permitted development rights.

## **POLICY SP10 - BUILT AND NATURAL ENVIRONMENT**

**Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:**

- 1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings;**
- 2. Historic landscapes, parks and gardens;**
- 3. Special landscape areas;**
- 4. The Glamorgan Heritage Coast;**
- 5. Sites designated for their local, national and European nature conservation importance; and**
- 6. Important archaeological and geological features.**

- 5.96 The Vale of Glamorgan's natural and built environmental qualities significantly contribute to its identity and also provide valuable local recreation and tourism opportunities. These assets include areas recognised as being of European, national and local importance, including the Vale of Glamorgan's coastline which includes the Glamorgan Heritage Coast designation and the Severn Estuary Special Protection Area (Appendix 2 refers).
- 5.97 Policy SP10 emphasises the need to protect the Vale of Glamorgan's natural and built environmental assets and reinforces that sensitive design and choice of location of new development can have a

positive effect on the Vale of Glamorgan's built and natural heritage. Similarly, new development will be required to minimise its impact on natural systems, landscapes, species and habitats and, where appropriate, provide opportunities for the creation of new habitats or the sensitive enhancement of existing habitats.

- 5.98 The LDP provides a policy framework that seeks to preserve and enhance the Vale of Glamorgan's important historic built environment particularly in relation to the numerous listed buildings (both statutory and local), conservation areas, scheduled monuments and historic landscapes, parks and gardens that exist. It should be noted that statutory listed buildings are also covered under Policy MD8 and are subject to separate legislation. In addition, it recognises the importance of preserving and enhancing the natural environment, principally the countryside and the coast, which have significant landscape and nature conservation value.

## Enjoying

### **POLICY SP11 - TOURISM AND LEISURE**

**Proposals which promote the Vale of Glamorgan as a tourism and leisure destination will be favoured. Existing tourism and leisure facilities will be protected and enhanced, and favourable consideration will be given to proposals which:**

- 1. Enhance the range and choice of the Vale of Glamorgan's tourism and leisure opportunities, particularly through the provision of all year round facilities and a range and choice of visitor accommodation in appropriate locations;**
- 2. Favour rural diversification and the local economy; and**
- 3. Protect existing tourism assets and promote the sustainable use of the countryside and the Glamorgan Heritage Coast.**

- 5.99 Located within the most populated area of Wales and in close proximity to Cardiff, the Vale of Glamorgan is well situated in terms of its catchment area for both day visitors and also as a base for visitors wishing to explore South Wales. The Vale of Glamorgan's coastal and rural setting is a valuable tourism and recreation asset, as are day trip destinations such as Whitmore Bay, Barry Island and Penarth. These assets were further enhanced in 2012 with the opening of the All Wales Coastal Path, a 'flagship' tourism project that is capable of bringing economic benefit to coastal communities. Such destinations and assets also provide a valuable source of local employment, employing approximately 3,000 people<sup>5</sup> and generating some £169.6 million of visitor expenditure both directly and indirectly.

- 5.100 The Vale of Glamorgan Council's Community Strategy seeks to build upon these tourism strengths. The aspiration is for the Vale of Glamorgan to become "the Green Lung of South East Wales" recognising the importance of ensuring that tourism is undertaken in a sustainable manner so that the natural and built tourism assets are maintained for the enjoyment of future generations. The LDP provides a policy framework which encourages new investment in appropriate tourism, leisure and recreation facilities and seeks to protect and enhance existing facilities for the benefit of residents, visitors and the local economy.

<sup>5</sup>Vale of Glamorgan Tourism Strategy 2011-2015

# Managing Development in the Vale of Glamorgan

Plan. Proposals affecting green wedges, special landscape areas and the Glamorgan Heritage Coast will be considered against policies MG18, MG17 and MG27 respectively.

- 7.4 New development will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2<sup>24</sup> and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN 15.

## **POLICY MD2 - DESIGN OF NEW DEVELOPMENT**

**In order to create high quality, healthy, sustainable and locally distinct places development proposals should:**

- 1. Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;**
- 2. Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix, and density;**
- 3. Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;**
- 4. Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;**
- 5. Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;**
- 6. Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;**
- 7. Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;**
- 8. Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;**
- 9. Provide public open space, private amenity space and car parking in accordance with the council's standards;**
- 10. Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;**
- 11. Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and**
- 12. Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.**

- 7.5 Policy MD2 sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments. Safeguarding the local character of the Vale of Glamorgan's towns and villages is reliant on securing high quality

# Managing Development in the Vale of Glamorgan

design that is of the appropriate scale and form in the right location. Equally, the layout and design of new development is essential for improving resident's quality of life, creating a sense of place and ensuring a healthy and safe environment.

- 7.6 All development proposals will be required to fully consider the context and character within which the development proposal is located so as to ensure that it contributes positively to the local setting including important views and vistas. Issues associated with safeguarding residential amenity should also be addressed during the design process especially where mixed use developments are proposed. Solutions to problems such as overlooking and noise can often be overcome by good design. All new buildings should respond positively to and respect their surroundings and contribute towards healthy and vibrant communities, reducing the fear of crime and creating a sense of place. In this regard developments must be of an appropriate scale, density and design for their location and make a positive contribution to the local environment. Further guidance will be provided in the Householder Design Guide Supplementary Planning Guidance.
- 7.7 Key locations, such as town centres and main routes/junctions that serve new developments, present opportunities for enhancing public realm and reinforcing a sense of place through the use of sensitive landscaping and public art. In all shopping centres, the Council will require well designed shop fronts which will enhance the area and add to its local distinctiveness.
- 7.8 All new development should be highly accessible. Walking and cycling have an important role to play in the management of movement across the area, particularly reducing the number of short trips taken by car. Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel 'desire lines' through a development, and integration with existing and potential off-site links. Providing safe and convenient walking and cycling environments will help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport facilities.
- 7.9 The provision of car parking is a major influence on the choice of means of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements to public transport accessibility. The Council's standards are set out in the Parking Standards Supplementary Planning Guidance.
- 7.10 As well as ensuring healthy and active environments consideration should also be given to the impact on the health and wellbeing of future users in the design of buildings, use of materials and access to light and quiet areas. The provision of features or the shared use of community facilities for health care needs which enable people to retain their independence and remain in the local community will be favoured where considered appropriate.
- 7.11 The Welsh Government promotes the widespread adoption of travel plans by businesses, schools, hospitals, tourist attractions, major residential developments and other significant travel-generating uses. These assist with the efficient management of the highway network and promote alternative modes of transport. The need for a travel plan will be identified early on as part of the pre-application process or scoping discussions with the Council, and will be the subject of Supplementary Planning Guidance.

# Managing Development in the Vale of Glamorgan

- 7.12 To meet the goal of achieving sustainable development, proposals need to make appropriate provision for reducing and recycling waste in accordance with the waste hierarchy. Encouraging energy conservation and generation from renewable sources is one measure by which the planning system can make a positive contribution towards reducing the impact of new development on climate change. The design of new developments must address the need to reduce energy consumption and maximise opportunities for low carbon energy generation. Developers should consider measures to help reduce effects related to climate change, for example by incorporating green space to provide shading and sustainable drainage systems to reduce run-off, incorporating renewable energy generation into the fabric of buildings or designs which prevent overheating to avoid the need for artificial cooling of buildings.
- 7.13 It is a statutory requirement that certain applications for planning permission and listed building consent are accompanied by a Design and Access Statement (DAS)<sup>25</sup>. Where required, a Design and Access Statement should explain how proposals can contribute positively to reducing the fear of crime and creating a sense of place. The level of detail in the statement should be proportionate to the complexity of the proposal but should contain sufficient detail to explain how the development addresses any factors relevant to the scale and type of development proposed.
- 7.14 Larger residential and commercial schemes present an opportunity to deliver developments that create a sense of place, provide an accessible and healthy environment, and reinforce or enhance existing urban areas. In order to ensure the creation of high quality public spaces, the Council may require promoters of allocated and unallocated sites to prepare a master plan. As part of the master planning exercise developers will be required to demonstrate that they have had regard to all of the requirements of Policy MD2.

## **POLICY MD 3 - PROVISION FOR OPEN SPACE**

**Where there is an identified need for public open space, new residential development with a net gain of 5 or more dwellings will be required to provide public open space in accordance with the following standards:**

- 1. Outdoor sports provision 1.6 hectares per 1,000 population**
- 2. Children's equipped play space 0.25 hectares per 1,000 population**
- 3. Informal play space 0.55 hectares per 1,000 population**

**Where there is an identified need for public open space provision, major new commercial developments, where floorspace to be created exceeds 1000 sqm or the site is 1 hectare or more, will be required to provide public open space at a ratio of 16 sqm per full time equivalent employee.**

**In order to create sustainable places areas of open space will usually be required to be provided on-site as part of new development proposals. Where it is not practical or desirable to make provision on-site, appropriate off-site provision or financial contributions for improvements to existing facilities will be required in lieu of on-site public open space.**

- 7.15 Planning Policy Wales (PPW) directs that the development plan should contain clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities. Standards of

# Managing Development in the Vale of Glamorgan

- The delivery of affordable housing to meet local need (LDP Objectives 1 & 7 refer).
- Infrastructure required to satisfy the Council's aim of delivering high quality developments that bring environmental and other benefits to the Vale of Glamorgan (LDP Objectives 1, 4, 6, 9 & 10 refer) e.g. public art; environmental protection and enhancement; town centre regeneration; pollution management; historic renovation; recycling and waste facilities.

7.32 This categorisation should only be relevant where the developer has demonstrated that the development cannot deliver all of the Council's planning obligation requirements because of viability constraints. The Council has undertaken a viability assessment of the Plan's planning obligation and affordable housing requirements and in most circumstances developers will be expected to meet all the requirements set out in Policy MD4.

## **POLICY MD5 - DEVELOPMENT WITHIN SETTLEMENT BOUNDARIES**

**Settlement boundaries have been defined around all the settlements within the LDP settlement hierarchy. New development within these settlements will be permitted where the proposed development:**

- 1. Makes efficient use of land or buildings;**
- 2. Would not prejudice the delivery of an allocated development site;**
- 3. Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;**
- 4. The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;**
- 5. Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;**
- 6. Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking; and**
- 7. Makes appropriate provision for community infrastructure to meet the needs of future occupiers.**

7.33 Settlement boundaries have been drawn around the settlements of the Vale of Glamorgan identified in the LDP hierarchy which are considered capable of accommodating additional development during the Plan period. The boundaries define the settlements within which new development will be permitted encouraging the re-use of land and buildings and preventing the spread of new development in the open countryside. Accordingly to protect the identity of these settlements, to ensure the efficient use of land and to protect the countryside from urbanisation and incremental loss, development will only be permitted outside of the identified settlement boundaries where it complies with national planning policy set out in paragraph 9.3.2 of PPW. Such developments would also need to respond appropriately to the local context and accord with Policies MD1 and MD2.

7.34 It is recognised that these settlements are likely to contain unallocated or "windfall" sites (either previously developed or infill sites) which could accommodate new development over and above those sites that have been allocated in Policy MG2 and which can make an important contribution to the housing land bank and the objectives of the LDP. Such developments will be expected to accord with Policy MD6 in respect of housing density and achieving best use of available land.

# Managing Development in the Vale of Glamorgan

- 7.35 Where proposals involve the loss of open space, community or tourist facilities the Council will require robust evidence that demonstrates the facilities are no longer required or such a loss would not have a detrimental impact upon local service provision. For the purposes of the Policy, Community Facilities are as defined in the Glossary of Terms at Appendix 1. Development proposals will therefore need to be supported by evidence which demonstrates that community buildings or facilities are either no longer required for their original purpose or, in the case of commercial enterprises, no longer economically viable. Statements of justification could include evidence that alternative provision is available within close proximity to the proposal site, the use of which is preferable to that which would be lost and satisfies local needs.
- 7.36 The inclusion of land within a settlement boundary, however, does not automatically imply its suitability to accommodate development and Policy MD5 provides a framework for the development of such sites ensuring that where they are promoted, they are appropriate to their surroundings. The Council would resist the development of a site that would prejudice the delivery of an allocated development site, for example by blocking vehicular access through to an allocated site, introducing a use that would adversely affect amenity on an allocated site; or undermining its delivery by placing pressure on existing infrastructure needed to serve a proposed allocation.

## **POLICY MD6 - HOUSING DENSITIES**

**Residential development proposals within the key, service centre and primary settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare. In minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required.**

**Lower density levels will only be permitted where it can be demonstrated that:**

- 1. Development at the prescribed densities would have an unacceptable impact on the character of the surrounding area;**
- 2. Reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity; or**
- 3. The proposal is for a mixed use development where a residential use is the subordinate element of the proposal.**

**Higher densities will be permitted where they reflect the character of the surrounding areas and would not unacceptably impact upon local amenity.**

- 7.37 New residential development within the Vale of Glamorgan will seek to use land efficiently, providing dwellings that meet current housing needs whilst protecting land for future generations. A minimum residential density of 30 dwellings net per hectare will therefore be required for new residential development within the key, service centre and primary settlements of the Vale of Glamorgan. Within the minor rural settlements of the Vale of Glamorgan new residential development at a lower density of 25 dwellings net per hectare will be permitted. This reflects the sensitive nature of many rural villages and the character of existing built form.
- 7.38 Net developable area includes only those areas which will be developed for housing and directly associated uses such as access roads within the site, private garden space, car parking areas, incidental open space and landscaping, and children's play areas where these are to be provided.



# Managing Development in the Vale of Glamorgan

Council considers that a development proposal would lead to unacceptable pollution, or make an existing problem worse, then planning permission will not be granted.

- 7.41 Policy MD7 follows the precautionary approach and the Council encourages developers to assess any impact at the earliest stage so that development proposals reduce any impact present to an acceptable level. Where development is permitted conditions will be attached to the approval to minimise any potential pollution levels and where appropriate monitor the effects of the development.
- 7.42 The Vale of Glamorgan is covered by 2 Shoreline Management Plans (SMP). These have been prepared to consider the potential long term impact of increased sea levels as a consequence of climate change. The SMPs identify general policies and actions for managing change along the coastline. In developing the LDP the Council has used the SMPs to inform site allocations so as to ensure that future development proposals do not conflict with the longer term plans contained within the SMP. Policy MD7 is consistent with this approach by requiring that proposals within coastal locations include appropriate measures to avoid increasing coastal erosion and mitigate potential flooding.
- 7.43 The purpose of this Policy is to avert development from where it would be at risk from river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere. The Policy will help deliver LDP objectives relating to flood risk and reflects advice set out in PPW and Technical Advice Note 15: Development and Flood Risk (July 2004). Avoiding unnecessary flood risk will be achieved by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development that unacceptably increases risk. In accordance with TAN15: Development and Flood Risk, no highly vulnerable development will be permitted in development advice zone C2. Development will only be considered in other areas at high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements of TAN15 (2004 – Section 6, 7 and Appendix 1)”.

## **POLICY MD8 - HISTORIC ENVIRONMENT**

**Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:**

- 1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;**
- 2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses;**
- 3. Within designated landscapes, historic parks and gardens, and battlefields, development proposals must respect the special historic character and quality of these areas, their settings or historic views or vistas;**
- 4. For sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.**

- 7.44 The historic environment is a significant, but finite, resource. With sensitivity and imagination, it can be a stimulus to creative new architecture and design, a basis for regeneration and make a powerful contribution to people’s quality of life.

# Managing Development in the Vale of Glamorgan

- 7.45 The historic environment embraces many features: buildings, structures, monuments, remains, archaeological sites, gardens, parks, landscapes and their settings. Appendix 10 provides details of Listed Buildings, Conservation Areas, Local Listed County Treasures, Parks and Gardens of Special Historic Interest in Wales, Landscapes of Outstanding Interest in Wales and Scheduled Monuments. National legislation<sup>29</sup> and planning policy,<sup>30,31</sup> indicates that all of these facets of the historic environment should be protected. The preservation and enhancement of the historic environment, including the settings of historic assets, is a key aspect of the Council's wider responsibilities, and will constitute a material consideration of significant weight when determining applications affecting such assets.
- 7.46 In the Vale of Glamorgan there are 39 Conservation Areas which make a significant contribution to the attractiveness of the Vale, having been designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. The Council has prepared detailed appraisals for each of its designated conservation areas, which define their special character and guidelines for development and enhancement schemes, and have been adopted by the Council as Supplementary Planning Guidance in support of the policies of the LDP.
- 7.47 The Vale of Glamorgan has in excess of 740 Listed Buildings, whose special architectural or historic interest is protected by the need to obtain Listed Building Consent under the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990. The setting of such buildings, however, is often critical to the character of the building, and can be restricted to its immediate site or extend to a much wider area. It is therefore essential that any development proposals demonstrate that they have had regard to the need to preserve or enhance the building and its setting.
- 7.48 In partnership with the wider Community, the Council has identified buildings and structures within the Vale of Glamorgan considered as having special local architectural or historic interest. These 'County Treasures' are of significance to the local community and contribute to the environmental and cultural heritage of the County. Although not of national importance required to merit statutory listing, their local value deserves preservation and regard must therefore be given to the need for development proposals to protect such assets from insensitive development which individually and cumulatively can harm local character. Further advice on development affecting locally listed County Treasures has been prepared and is set out in a Supplementary Planning Guidance document<sup>32</sup>.
- 7.49 The Vale of Glamorgan has considerable archaeological and historical interest. Glamorgan-Gwent Archaeological Trust curates the authority's Historic Environment Record. Archaeological features can have a considerable bearing on the feasibility of development proposals. Where archaeological remains are known or understood to be present, an archaeological field evaluation should be undertaken at the earliest opportunity and submitted as part of planning application. Where a development proposal affects an important archaeological site or its setting, there will be a presumption in favour of physical preservation of the remains, regardless of whether or not the site is a Scheduled Monument. Where development is permitted, remains should be preserved and sensitively incorporated into the development scheme or removed for preservation off site, where appropriate, in accordance with advice from Glamorgan-Gwent Archaeological Trust.
- 7.50 Policy MD8 seeks to ensure that the unique built and historic environment of the Vale of Glamorgan is protected and enhanced. Facilities to enhance and increase the public enjoyment of these historic environments will be encouraged provided that the facilities do not conflict with their conservation.

<sup>29</sup>Planning (Listed Buildings and Conservation Areas) Act, 1990 and Historic Environment (Wales) Act 2016

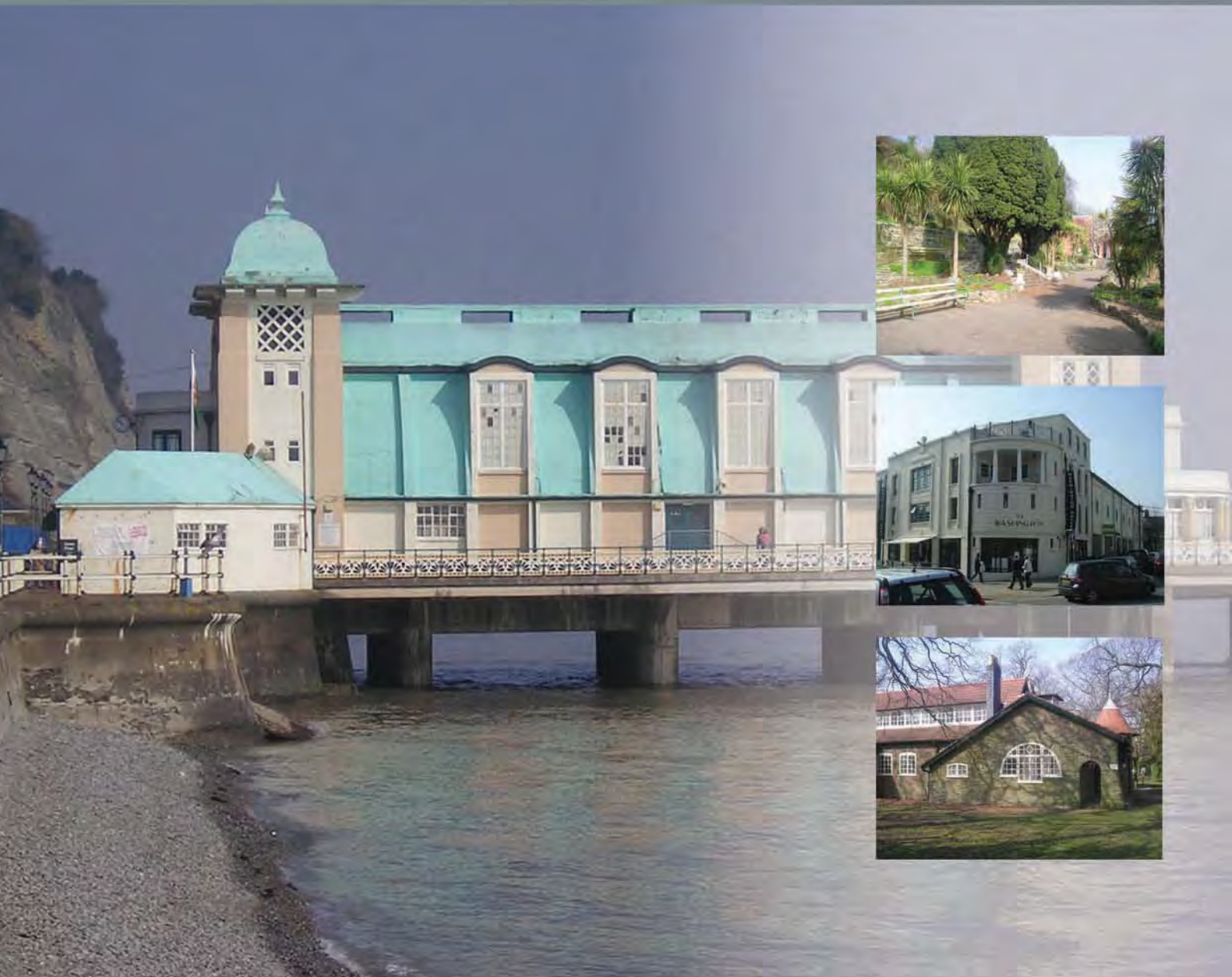
<sup>30</sup>Planning Policy Wales Edition 9 Section 6

<sup>31</sup>Technical Advice Note 24 – The Historic Environment (2017)

<sup>32</sup>Vale of Glamorgan County Treasures SPG (March 2009)

# QUESTION22h

# CONSERVATION AREA PENARTH



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Penarth

## Conservation Area Appraisal and Management Plan

**July 2011**

This document is the adopted Penarth Conservation Area Appraisal and Management Plan, and is a publicly agreed statement on the character and appearance of the Conservation Area and of a publicly agreed set of policies and actions intended to preserve and enhance special qualities of the Conservation Area.

Following a period of public consultation from 9th May 2011 to 17th June 2011 this document will be submitted on 20th July 2011 to the Vale of Glamorgan Council's Cabinet meeting with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan.

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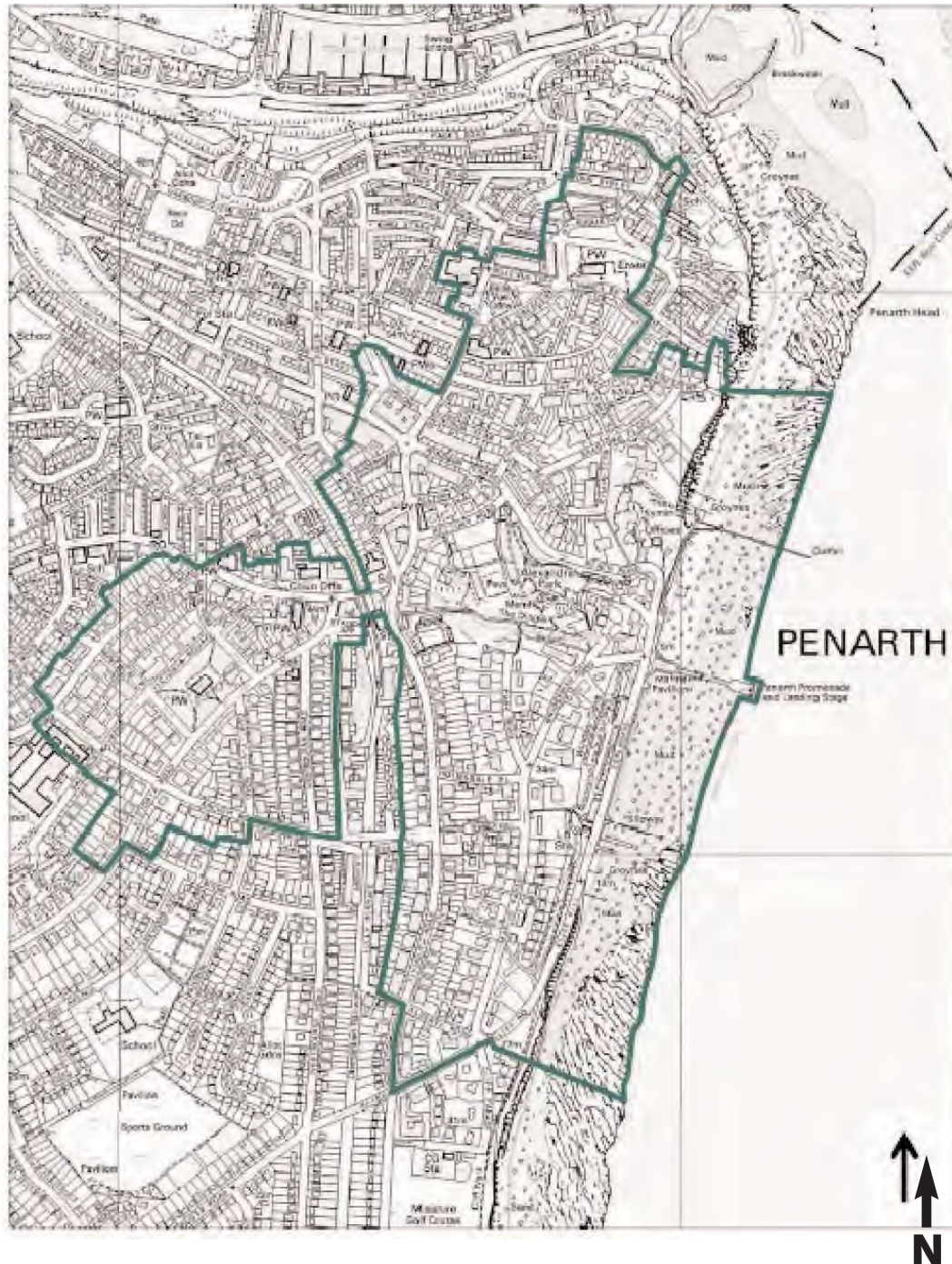


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**Plan 1:**  
**Penarth Conservation Area**  
Plan of existing Boundary (not to scale)



## Preface

The Penarth Conservation Area is the largest and one of the most varied within the Vale of Glamorgan. It includes part of the town centre; Victorian villas and terraced housing; formal parks and important urban spaces; the seafront promenade and pier. In 1994, the former Vale of Glamorgan Borough Council prepared an Appraisal for the conservation area which was adopted in 1996. This document made a number of recommendations including the de designation of parts of the conservation area and the introduction of an Article 4(2) Direction. The effect of the Direction was to introduce stronger planning control over small alterations (e.g. windows/doors) to houses.

In the intervening years, a favourable economy has led to dramatic increases in land and property values. This has been reflected in substantial levels of investment in the repair and upgrading of historic buildings. In some areas, there has also been pressure for the conversion of larger buildings to flats and for redevelopment of whole sites, which in turn has not always reflected well on the historic environment of the town.

Given the evidence for such change, it is considered to be good practice to periodically review the performance of the conservation area. In the case of Penarth (which was subject to the first Appraisal undertaken in the Vale of Glamorgan, and one of the first in Wales), this is now well overdue and comes at the end of a two year process which has involved all of the thirty nine conservation areas in the Council's area.

This document is designed to focus on issues which are arising in the management of the conservation area and to encourage constructive dialogue concerning a range of contemporary issues. These include, the:

- design and quality of new development
- appropriate repair of historic buildings and boundary walls
- neglect of key sites
- performance of the Article 4 Direction
- need for enhancement of streets and public spaces



# Introduction and Background

- Introduction
- The Effects of Designation
- Process and Preparation of the Appraisal
- Planning Policy Framework
- Summary of Special Interest
- Location and Setting
- Historic Development and Archaeology



## Introduction

The Penarth Conservation Area was designated in August 1971 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the town. The boundaries were amended in March 1978 by the former Vale of Glamorgan Borough Council and again in 1997 by the Vale of Glamorgan Council. The 1971, 1976 and 1997 boundaries are all shown at Appendix 4.

Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area be preserved or enhanced. It is therefore necessary to define and analyse those qualities that contribute to, or detract from, the special interest of the area, and to assess how they combine to justify the area's special designation as a Conservation Area.

The Council prepared an Appraisal in 1994 which was adopted in 1996 and has served usefully as a planning tool in the intervening period. However, the existing document is now considered to be out of date and does not reflect current good practice in terms of Conservation Area management.

The Penarth Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Government in Planning Policy Wales (2011) and Circular 61/96, and local policy included in the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). This document provides a firm basis on which applications for development within, and close to the Penarth Conservation Area can be assessed.

The document is divided into two parts, Part 1 (The Conservation Area Appraisal) and Part 2 (The Conservation Area Management Plan).

**The Appraisal** records and analyses the various features that give the Penarth Conservation Area its special architectural and historic interest. These features are noted, described, and marked on the Conservation Area Appraisal Map along with written commentary on how they contribute to the special interest of the conservation area. There is a presumption that all of these features should be “preserved or enhanced”, as required by the legislation.

**The Management Plan** is based upon the negative factors and summary of issues identified in Part 1 and sets out proposals and policies which can enhance the character and appearance of the Penarth Conservation Area. The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

The Management Plan is written in the awareness that in managing the Vale's conservation areas the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the Conservation Area in co-operation with property owners, groups and local businesses.

The document is intended for use by planning officers, developers and landowners to ensure that the special character is not eroded, but rather preserved and enhanced through development activity. While the descriptions go into some detail, a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

The survey work for this appraisal was undertaken between April and June 2010. To be concise and readable, the appraisal does not record all features of interest.

## The Effects of Designation

This Appraisal/Management Plan has been prepared in compliance with Section 69(2) of the Planning (Listed Buildings and Conservation) Areas Act, 1990. The consequences of designation are summarised as follows:

- the Council has a general duty to ensure the preservation and enhancement of the Penarth Conservation Area in the determination of planning applications;
- six weeks notice needs to be given to the Council before works are carried out to certain trees not subject to tree preservation orders (those over 7.5cm in diameter measured 1.5 metres above the ground);
- conservation area consent is needed for the demolition of any unlisted building in the conservation area (subject to certain exemptions in terms of size some very minor buildings may be excluded from this provision);
- the details as to the limits regarding the works (such as extensions) which may be carried out without the benefit of planning permission are stricter;
- extra publicity is given to planning applications.

In practice, a principal involvement of the Council in the management of the conservation area is through its duty to advise on, consider and respond to planning applications for new development. These are normally subject to closer scrutiny from a design perspective and may as a result often require a greater level of explanatory information and presentation. Dependent upon size of a proposal, an application may also be referred to the Council's Conservation Area Advisory Group, an independent forum which makes recommendations to the Council's Planning Committee regarding a number of issues regarding the management of conservation areas in the Vale of Glamorgan

The Council also makes an important contribution to the appearance of the conservation area in:

- the management of the public estate (e.g. parks, open spaces and its own buildings);
- fulfilling its statutory obligations as highway authority (e.g. in the maintenance of highways, traffic management, verges, ditches, drains, hedges and in the provision of street furniture, signs and lighting);
- As a service provider (e.g. education).

## **Process of Preparation of the Appraisal**

Involving the community (and thereby raising public awareness) has been an integral part of the Appraisal process. This has been beneficial in two respects. Firstly, it has allowed the local community to provide important commentary on both the existing situation and its aspirations for the conservation area. In addition, it has raised awareness of the conservation area status of Penarth, and the implications for those living within its boundaries

The Conservation and Design Team met initially with the Town Council in March 2010 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. In addition, the Council has undertaken consultation with the Penarth Society.

Following these meetings a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. More than a thousand questionnaires were posted to properties within and adjoining the conservation area as part of an initial consultation period which lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal.

A summary of issues raised through the consultation process is described below:

- The general high quality of buildings in the area and the arrangement of different architectural styles;
- The important contribution made by trees;
- The poor quality of some modern development;
- Inappropriate alteration and repair to unlisted historic buildings (e.g. terraces);
- The apparent 'neglect' of some buildings;
- The impact of traffic and car parking on the centre of Penarth..

## Planning Policy Framework

### National Advice

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. A Conservation Area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 72 of the same Act specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance <sup>1</sup>. This provides advice on the designation of Conservation Areas, and the importance of assessing the special interest of each one in an appropriate manner.

### Development Plan

The Vale of Glamorgan’s Unitary Development Plan (UDP) was adopted in April, 2005. The Plan sets out the Council’s aspirations for protecting and enhancing the historic environment and states how applications affecting Conservation Areas will be assessed.

The policies relating directly to the management of Conservation Areas are:

- ENV 17 (Protection of Built and Historic Environment)
- ENV 20 (Development in Conservation Areas)
- ENV 21 (Demolition in Conservation Areas)
- ENV 22 (Advertisements in Conservation Areas)
- ENV 23 (Shopfront Design in Conservation Areas)

Additionally, Policy ENV 24 (Conservation and Enhancement of Open Space) and Policy ENV 27 (Design of New Developments) are important in the assessment of planning applications relating to conservation areas

These policies will be strengthened by this Appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. For this reason, strict controls exist over applications for new development.

### Local Development Plan

The Vale of Glamorgan Council has started work on producing its Local Development Plan (LDP), which will set out how land within the Vale is used between 2011 and 2026. This includes the historic built environment and conservation areas. Up-to-date information on the progress of the Council’s LDP can be found at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk).

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<sup>1</sup>See Planning Policy Wales (2011), Circular 61/96 – ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas’ and Circular 1/98 – ‘Planning and the Historic Environment: Directions by the Secretary of State for Wales’

## Summary of Special Interest

Although not exhaustive, the defining characteristics of the conservation area that reinforce the designation can be summarised as follows:

- Town which established rapidly following the opening of a tidal harbour on the River Ely in 1855, and a dock (completed in 1865) based upon the export of coal; this led to an initial development of a range of Victorian housing, and associated commercial development;
- Latterly, growth of suburban housing and resort in response to the development of a rail link from Cardiff in 1887, and the establishment of public facilities;
- Outstanding landscape setting overlooking the Bristol Channel, with prominent headland overlooking Cardiff Bay and the mouths of the Rivers Ely and Taff;
- Seafront setting, with beach and esplanade backed by parks and gardens;
- The architectural and historic interest of the individual buildings in the town centre, several of which are listed;
- Formal, enclosed squares at All Saints and Belle Vue; long tree lined roads bordered by walls, piers and gates enclosing front gardens and forecourts, with associated housing behind;
- Diverse range of Victorian housing exemplifying the social hierarchy of the Victorian town, including fine detached/semi detached villas and terraces;;
- Consistency of architectural framework in the relationship and composition of buildings, with strong identity given by the use of local materials (stone and brick);
- The predominance of St Augustine's Church and churchyard, set in spacious grounds in a eminent position above the town;
- Prominent public buildings including church, chapels, library, pier and yacht club which testify to the attractiveness and success of the town, together with the ambitions of a single landowner/developer (the Windsor Estate).

## Location and Setting

### Location and Context

Penarth is situated immediately south west of the city of Cardiff and lying on the north shore of the Severn Estuary. It is the second largest town in the Vale of Glamorgan, next only to the administrative centre of Barry.

The town of Penarth has expanded rapidly beyond the Victorian town upon which the Conservation Area is focused and modern housing lies beyond it on the southern and western boundaries of the conservation area.

### General Character and Plan Form

The Penarth Conservation Area embraces Victorian and Edwardian architecture dating from the period of the town's dramatic growth between 1865 and 1910. A feature of the conservation area is its size, diversity in land use and layout, although domestic architecture predominates.

The following provides a broad description of the principal elements in the layout of the conservation area:

**Marine Parade and Esplanade:** this area of Penarth is characterised by its close relationship with the coastline and includes the seafront and notable parks and gardens associated with the development of the town at the end of the 19th century as a residential suburb and resort. Marine Parade, Bridgeman Road and to a lesser degree Park Road contain the very best of large detached and semi detached villas constructed to exploit the sea views and. These form some of the most prestigious historic houses in the town.

**Beach Road** follows the line of a historic route which follows contours down to the beach; otherwise Victorian roads are aligned north-south to follow the head of the cliff.

**Victoria Square and All Saints:** Victoria Square provides the most impressive formal layout within Penarth and is surrounded by appropriately scaled three and four storey detached and semi detached houses. The residential streets of Cwrt-y-Vil Road, Westbourne Road and Plymouth Road form long, straight, tree lined avenues with a predominance of semi detached villas. They lie to the south east of the Square and follow the north-south axis established by the lower density housing to the east and coastline.

**Stanwell Road** forms the north-eastern and northern boundary of 'All Saints'. Together with Victoria Road and Westbourne Road, these form the principal trafficked routes which converge before the railway bridge in the area of Royal Buildings.

The railway line runs from north to south. Although now redundant beyond the station, it forms a barrier between the western areas around Victoria Square and the remainder of the conservation area.

**Town Centre:** Stanwell Road, Windsor Road, Windsor Terrace and Albert Road converge at the main roundabout which reflects a planned attempt at the end of the last century to establish the junction as the commercial heart of the developing town. The town centre is characterised by the principal commercial frontages along Windsor Road, Stanwell Road and in Lower Glebe Street. Bradenham Place and Herbert Terrace exemplify terraces of mixed commercial and residential use. Windsor Terrace and Hickman Road are exclusively residential in character; long terraces of housing along the former provide an important approach to the Town Centre from the Esplanade.

**Clive Place and Environs:** this is an area of noticeably random character and layout. It contains the large and early developed mid-victorian villas which overlook Beach Road and Alexandra Park. The Kymin is a detached house of the same, mid-victorian period which lies in its own grounds. To the north, levels rise towards Uppercliff and the Garth. As in Marine Parade and Bridgeman Road, the sites of some, once prestigious villas have been redeveloped to provide recent housing in the form of flats and terraced housing.

**Belle Vue and Saint Augustines:** a triangular, formal gardens, Belle Vue (a former quarry) is enclosed by housing on its northern and southern sides. To the west, Belle Vue (a former Council office), Albert Road Primary School and the Parish Hall provide a frontage of public buildings, although Belle Vue has been rescued from disrepair by recent conversion to flats. In the north eastern corner of the Square, Saint Augustines Church is sited on the highest point of Penarth Head. The east-west axis of the headland forms an important transition in the character of the conservation area and its setting, as to the north development is sited on steep slopes which overlook Cardiff Bay.

To the south of the church, Church Avenue, a pedestrianised avenue, lies on the axis of the tower. The axis is continued to along Church Road and is terminated with its junction with Windsor Terrace. The 'Old Rectory' lies at the south western end.

### **Landscape Setting**

The character of the historic town is strongly influenced by its landscape setting and topography. The following are key elements:

- the lake formed by the Cardiff Bay barrage;
- Penarth Headland and the North Cliff;
- the Bristol Channel and beach;
- the cliff edge which lies above the Esplanade;
- to the west of the cliff, a relatively flat plateau;
- further ascending levels at the southern end of the Esplanade on Cliff Hill.

Penarth Headland is the dominant topographical feature and forms the highest point above Cardiff Bay. On the eastern side of the headland, steep cliffs fall dramatically toward the sea shore. To the north of the headland, the land falls steeply toward Penarth Haven; on the southern and western slopes, levels fall more evenly.

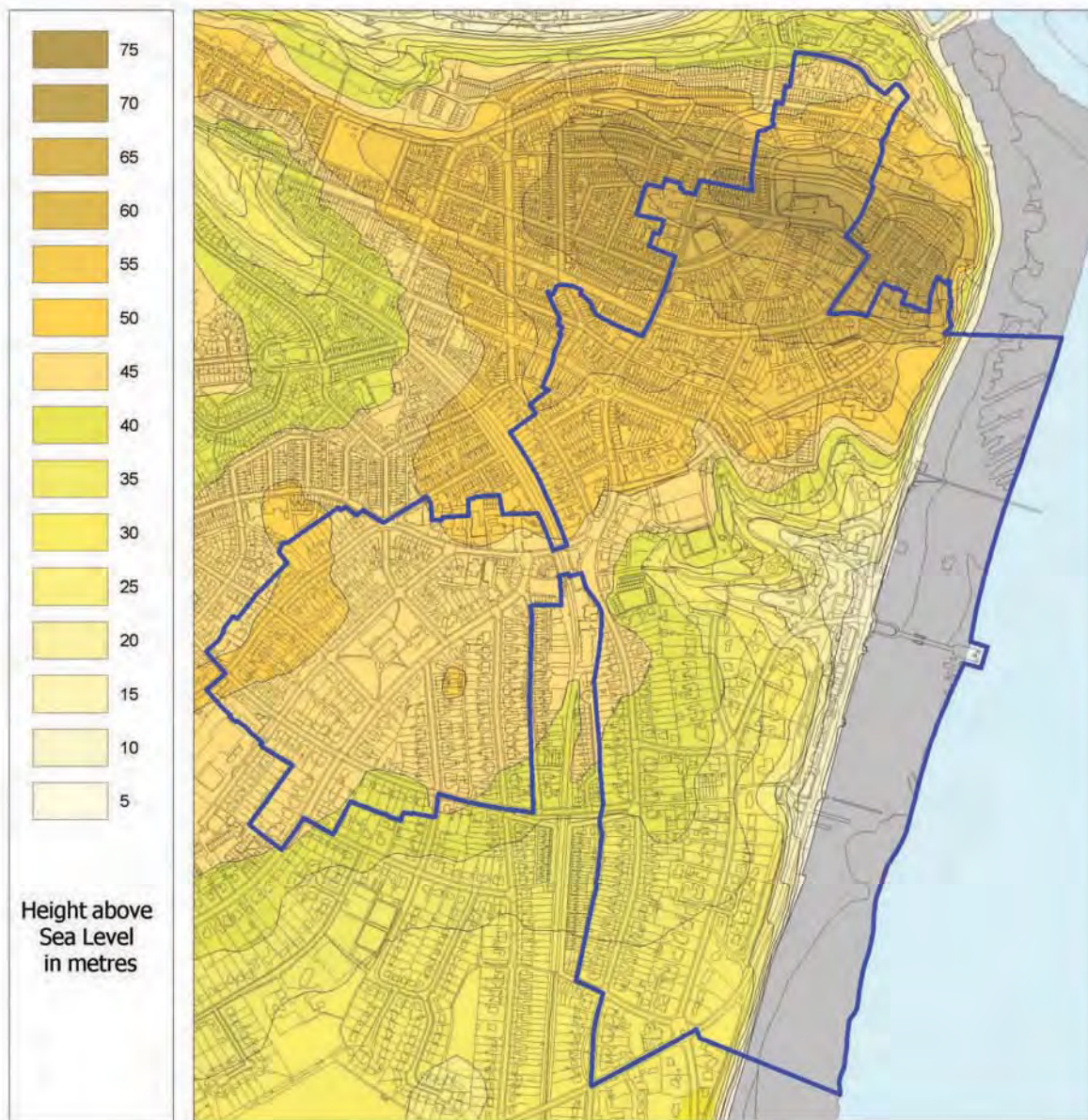
In the development of Penarth, land along the coastal edge was retained as parkland. Alexandra Park and Windsor Gardens are of particular note in the landscape context of the town. Alexandra Park is laid out between two wooded dingles which drop to the beach. Windsor Gardens by contrast is a linear, narrow park which traverses the cliff top and provides exceptional views over the channel.

The relatively flat plateau which lies to the west of the coastal edge allowed the Victorian settlement to be laid out in a grid with long, straight roads such as Plymouth Road Westbourne Road.



## Plan 2: Penarth Conservation Area

Height above Sea Level (not to scale)



St Augustine's church dominates the town from the highest point on the headland, around which the early town developed. Later, suburban housing was developed on the flat plateaux to the south.

## **Historic Development and Archaeology**

### **The Origins and Historic Development of the Area**

The early development of Penarth is related to its establishment as a small Norman settlement under the influence of the Augustinian monastic foundation and Church of Saint Augustine's.

The town's present day character is associated with the following key factors:

- the extension of the railway and development of Penarth Dock in response to demand for the export of coal from the South Wales Coalfield. This led to associated housing development for workers on land overlooking the Docks. The dock opened in 1865;
- the wider residential expansion of the town in response to its attractive coastal setting, initial demand from sea captains, coal magnates and later suburban expansion;
- the development of the town as a summer holiday resort and centre for excursions involving the development of the pier, esplanade, hotels, Alexandra Park and Windsor Gardens. The Esplanade was laid out in the 1880's.

The influence and commitment of the Windsor family, who owned a majority of the land in the vicinity of the developing town, was instrumental in the success of the town in the period between 1860 and 1900. The conservation area is exclusively late-Victorian in character.

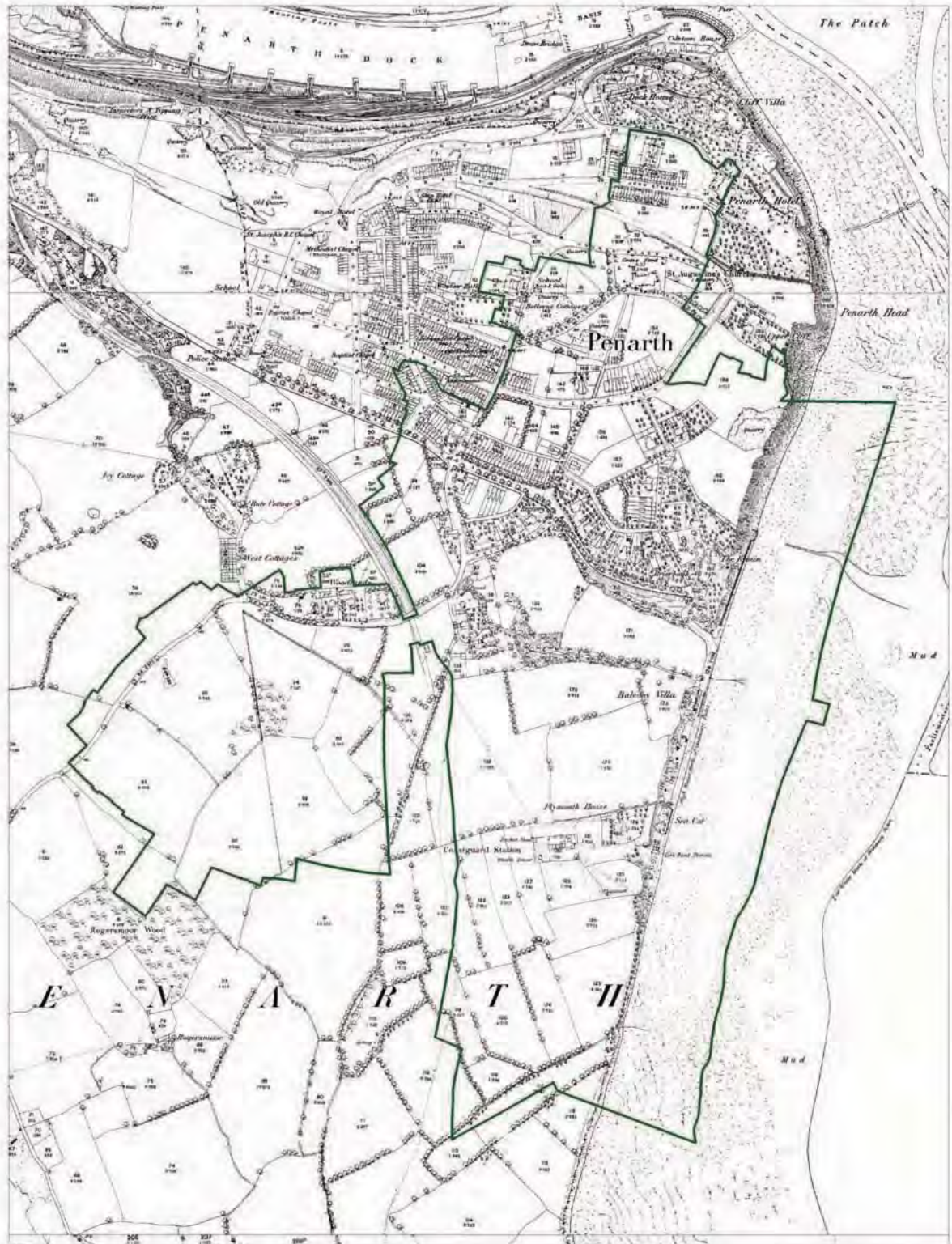
The decline of the traditional industries of South Wales resulted in the decline and closure of the coal exporting docks, including Penarth in 1963. This has not been reflected in a general decline in the town as a whole. The resort nature of the town coupled with its proximity to a major source of employment in Cardiff has meant that Penarth has survived as a residential community.

The continued prosperity of Penarth is now illustrated by the conversion of the Dock area into a prestigious marina with residential development, undertaken as part of the early regeneration of Cardiff Bay.

More comprehensive histories of Penarth have been published elsewhere and the references at Appendix 3 are a good place to find these.

### Plan 3: Penarth Conservation Area

Plan of Penarth circa 1877



Buildings were concentrated in close proximity to the dock in the early development of Penarth

## Plan 4: Penarth Conservation Area

Plan of Penarth circa 1900



By this time much of the historic town had been laid out. The difference in density between the dock workers houses in the north, and the larger houses in the south is clear.

# Analysis

- Spatial Analysis
- Key Designed Landscapes
- Character Analysis
- Identification of 'Character Zone'
- Problems, Pressures and Capacity for Change
- Summary of Issues



## Spatial Analysis

### Character of Spaces

Spatial analysis, is concerned with how buildings relate to each other and the space created between and around those buildings. It also examines how views are created and how they may change as the space is passed through.

There are marked differences between the character of the conservation area to the north of the town centre in Windsor Road, and those to the south. To the north, streets are more diverse and random in layout with a greater occurrence of smaller, terraced house types. The overall layout is influenced by the topography of the headland, and its earlier, more random development.

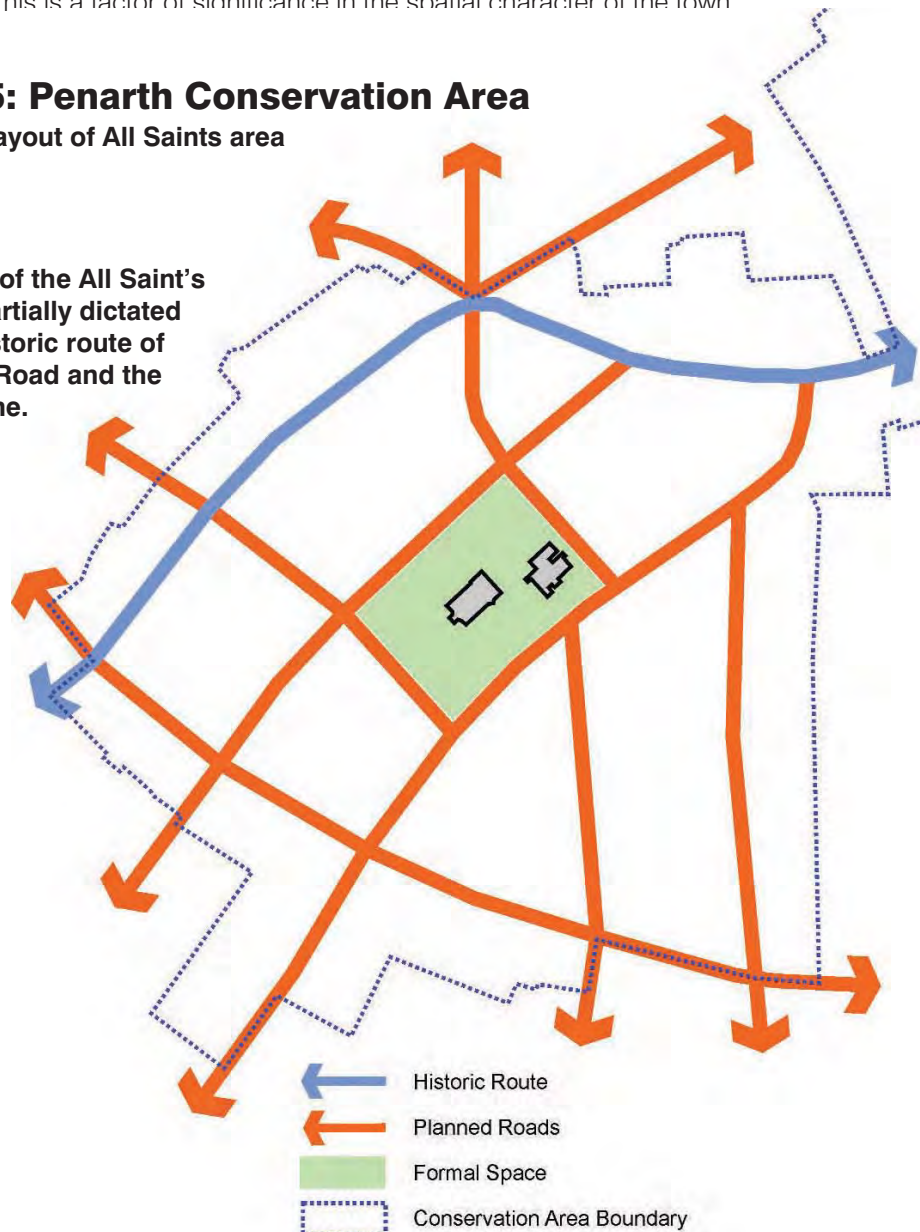
To the south, speculative late Victorian/early Edwardian housing was constructed progressively along long, tree lined 'avenues' as exemplified in Plymouth, Westbourne and Cwrt-y-Vil Roads where semi-detached houses predominate. Victoria Square is a good example of a formal, enclosed space.

The town centre intervenes between these two areas. It is of note that commercial development remains continuous in terms of layout and form with adjacent residential streets. This is a factor of significance in the spatial character of the town

## Plan 5: Penarth Conservation Area

### Spatial layout of All Saints area

The form of the All Saint's area is partially dictated by the historic route of Stanwell Road and the railway line.



The importance of buildings such as the listed St. Augustine's Church and All Saints Church is further emphasised by their juxtaposition with domestic architecture. Glimpses of churches and other more public buildings within the domestic architectural context adds to the special interest and character of the conservation area.

The uniform nature of domestic streetscape is one of the most striking features. Terraced and semi-detached houses predominate. The location of similar types of house in specific streets and areas according to size, style and accommodation expresses a spatial and social hierarchy of the Victorian town, as well as the perceived status of individual streets.

An important factor in determining spatial character is the relationship of the siting of houses to the road. Houses occupy continuous frontages and building lines with no forward projection to the facade other than occasional bay or porch. The front boundary wall, gate piers and separating walls are often designed to contribute to the facade of the house.

Front gardens and forecourts make an important contribution to the ambience of the area. Plot boundaries, traditionally low brick or limestone walls, further enhance the local sense of enclosure; the planting of front gardens and the regular spacing of street trees enhances the leafy nature of the area.

The most expensive, detached houses are located close to the coast within large plots and were designed to command extensive views over the sea. These include buildings in Marine Parade, Bridgeman Road, Park Road, and areas to the north in Beach Road and Bradford Place. These areas are characterised by greater spaciousness. Detached and semi-detached villas lie in extensive gardens with set back frontages enclosed in high boundary walling with highly detailed piers, gates and railings. Views of these are possible between buildings and their form is often silhouetted against the sky.

The Esplanade is an example of early intervention in the area. Cliff Hill was cut of the cliff in the late 19th century and the rock removed was used to create the Esplanade. Later, the pier was constructed in its present location but this is not the original structure. This space allows excellent views over the Bristol Channel to Flat Holm, Steep Holm and the English coast beyond.

## Key Designed Landscapes

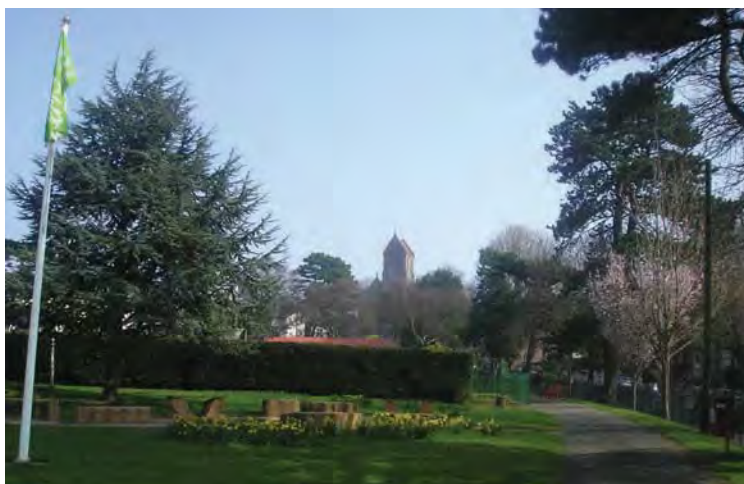
### Windsor Gardens and Italian Gardens

These comprise public parks which have an important visual relationship with the coastline. Windsor Gardens is situated on the cliff overlooking the Esplanade, and is attractively landscaped and grassed, with a bandstand creating a focal point. Extensive, spectacular views of the pier and Bristol Channel are experienced from these gardens. They are linked via a steep flight of steps down to the Shelter and the small, formal Italian Gardens. These provide a sheltered intimate green space.



### Alexandra Park

Perhaps the most important and impressive open space in Penarth is Alexandra Park. It is characterised by a network of pathways that intersect in extensive landscaped gardens. These exploit the changing levels, and are bordered by dense groups of oak, ash, sycamore and pine trees. An important focal point is the gazebo and aviary. The war memorial is a Grade II listed structure, designed by Sir W. Goscombe John. Panoramic views of the coastline can be experienced from this point.



### Belle Vue Gardens

Belle Vue Gardens comprises a formal, triangular park. It was opened in 1914 and provides a very important landscape feature, with mature trees and grassed lawns. The park has retained much of its Victorian character, such as the cast iron railings, gates and posts which bound the edge of the park.

In addition to the above parks and gardens the most important open spaces are considered to be:

- Victoria Square surrounding All Saints Church;
- The Esplanade and beach;
- Churchyard to St Augustine's;
- The 'Garth';
- The Kymin Gardens.



## **Character Analysis**

### **Activity and Prevailing Uses**

Penarth remains a dynamic and attractive small town which retains a distinct identity, predominantly as a residential area within the regional context of Cardiff. Within the conservation area, residential uses predominate.

In recent years there has been much debate concerning the function and success of Penarth town centre uses, in particular retail, in the light of competitive pressure from other areas, in particular out-of-town locations. However, the town centre retains a good range of small to medium sized retail outlets, mixed uses and commercial/professional activities. Vacancy of retail units appears low. Those parts of the centre that lie within the conservation area contribute much in original form and scale to the historic environment of the town and there is strong continuity of plan with the adjacent housing areas.

The sea front location of the town and its fine parks and gardens are key factors in sustaining the conservation area's attractiveness both for local residents and for attracting day visitors. The Esplanade and seafront remain an attractive destination in spite of recent disrepair which has occurred to the locally listed Beachcliffe.

The conservation area also contains some fine public buildings in active use, reflecting the development and independence of the Victorian town. These include secondary and primary schools, four fine church/chapel buildings (although several others have unfortunately been demolished in intervening years), several large club premises, a former cinema, public rooms, hotels, administrative offices and a pier. The original Edwardian library remains in use, although the former public baths on the seafront, whilst retained are now converted to residential use.

### **Architectural and Historic Character**

The development of the Penarth Conservation Area was undertaken predominantly between 1870 and 1900, which explains an absence of examples of late-Georgian, and early Victorian buildings together with the styles associated with them. There are, for example, no large uniformly composed terraces in a classical tradition. Exceptions in age are the late Georgian coastguard cottages in Marine Parade and Tower Hill.

The most important influence on domestic architectural style was the gothic revival reflecting its popularity in architectural theory of the period and "neo-Gothic" influence on design in the wider area, particularly Cardiff. A local school of architects involving names such as Snell, Harris and Richards operated from Cardiff and Penarth itself. They were engaged on many commissions involving the larger terraced, semi-detached and detached house types within the town. Whilst a wealth of architectural detail was used on the main facades of buildings, influenced by a range of styles, there is local unity based upon the use of indigenous materials within a gothic framework.

A particularly noteworthy local architect was John Coates-Carter (1859 - 1927) whose Arts and Crafts influenced work can be found throughout the conservation area. Many of his works are nationally recognised through statutory listing.

A summary of a local style may be described as follows:

#### **Roofs:**

Roofs feature steep pitches (often greater than 45°) with prominent gables, occasionally hipped gables and dormers rising flush from the wall face. Gables are finished with ornately fretted bargeboards and finials or feature parapets with decorated bathstone copings, ornate "kneelers" and ball finials. Chimney stacks, sometimes of ornate design and constructed in stone, contrasting brickwork or both materials rise prominently from side elevation and roof. The overall effect is dramatic and picturesque, with strong silhouettes against the skyline.

**Surface Treatment of Walls:**

Local red and yellow brickwork is used in an expressive way, often in contrast, to achieve a striking visual effect. Local stone is regularly used as a coursed, main facade material in contrast with bathstone or brick quoins, window and door surrounds. This framework is used to give special emphasis to the main outlines of the facade, particularly bay windows. The style is enriched by the wide use of many types of decoration which elaborate the facade (string courses, eaves detail, bay parapets, etc.) in stone, brick, special brickwork, terracotta and tilework.

**Windows and Doors:**

There is a wide variety of style of window and door opening, always in bathstone or brick dressings. There is an almost universal use of vertically proportioned double hung, box frame sash windows, set in reveals so that a minimum of the frame is visible on the external elevation. Doors in better houses exhibit ornate, detailed surrounds and use elaborate frames with over-and side-lights. Porches are also common, using a variety of stylistic influence, applied to the facade. Ornate, turned timber columns are common in some areas.

In the later period of development, from the mid 1880's, style reflects the growing influence of the "Queen Anne", "Old English" and "Arts and Crafts" movements. This is particularly evident in Victoria Square, All Saints and in the later stages of Plymouth Road, through the use of strong red brickwork, contrasting render, panelling and the elaborate use of steep gables, bays and dormers. Sash windows lose a more simple, plate glass finish in favour of multi-paned upper sashes. There is the wide application of interesting, colourful stained glass in a variety of styles.

Apart from these visual, stylistic influences other common factors provide the key to the character of Penarth's Victorian housing.

**Building Materials**

The use of local materials in Penarth provides particular identity. Three principle materials are in use which are distributed widely within the conservation area:

**Local Limestone**

Blue lias limestone originally obtained from local quarries, forms an important facade material on domestic buildings and in external boundary walls. In colour closer to grey than blue, it is not now available locally other than through reclamation although it is worked and can be imported through quarries in Somerset. The original, local stone is sometimes of variable quality. A hard stone, it is prone to lamination / erosion on the exposed areas of buildings or to split where movement of the facade has occurred. The nature of the material, which is hard to work, means that it is "brought to course" in various block sizes. It is always used in conjunction with "dressings" of local red or yellow brick and bathstone.

**Brickwork**

Smooth yellow and red brickwork produced locally at Cogan and from other local works, is widely used both as a main facade material, in dressings and external walls. It is often used in a contrasting, polychromatic fashion. Large terraces in yellows are particularly evident in Clive Place and Church Road. The later fashion for strong red brickwork is particularly evident in the All Saints and Victoria Square areas. Special brickwork and terracotta is used in a range of detail, particularly at eaves, in string courses and applied ornamentation.



### **Other Stones**

There is the limited use of pennant sandstone which is mostly confined to public buildings and churches, notably at the Library and Trinity Church (Stanwell Road), All Saints (Victoria Square) and on Albert Road Methodist Church. It is always used in conjunction with bathstone dressings. In distinction to other local towns, pennant stone is rarely used in domestic architecture in favour of the local limestone. Bathstone is used as an important dressing material, in bay windows, quoins, in coursing, cornices, parapets and in a wide range of minor details. It is only used as a main facade material in a few commercial buildings, notably at the Windsor Arcade.

### **Slate**

The dominant roofing material is natural Welsh slate although several buildings appear to have been re-roofed using modern false slate substitutes. Many buildings are crowned with decorative ridge tiles and finials which are also a common characteristic within the Conservation Area.

### **Façade Treatments**

A number of buildings have used painted render, and stucco. Several have clay tile hanging to first floor elevations. A range of different colours are used within the conservation area although brick or tile hanging, together with white or neutrally painted render predominate. Most window frames and other joinery are white or black, although the door colours within the area vary widely.



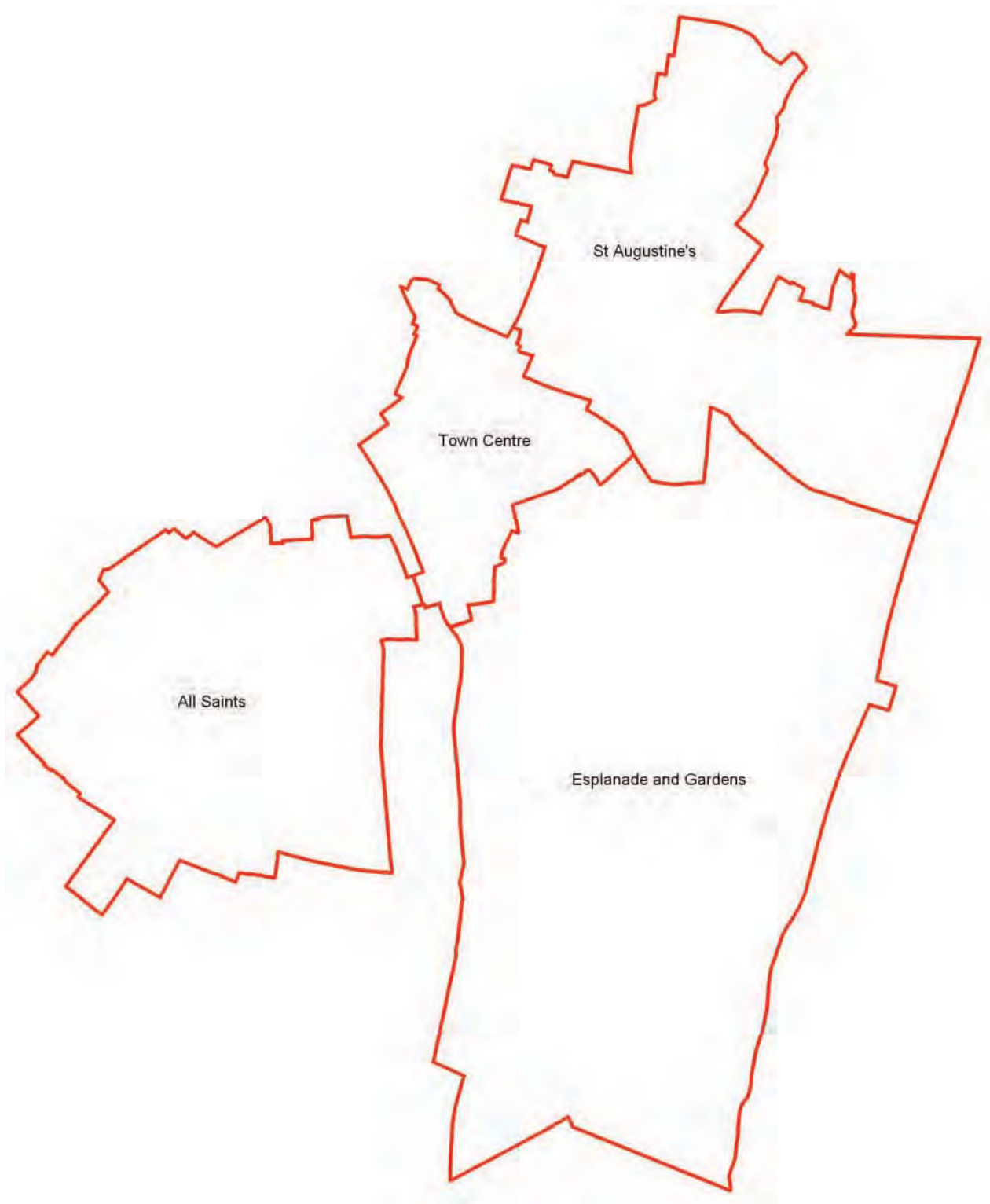
### **Identification of 'Character Zones'**

Within the Conservation Area it is possible to discern a number of different 'character zones'. These are sub areas that have distinctive architectural historic character reflecting periods of development, original functions/activities, specific design and current usage.

Three areas have been identified and are illustrated on the map. It should be noted that the boundaries shown on the map are loosely defined and are only intended to identify areas of different character.

## Plan 6: Penarth Conservation Area

Plan of Character Zones (not to scale)



## Esplanade and Gardens Character Zone

### The Esplanade

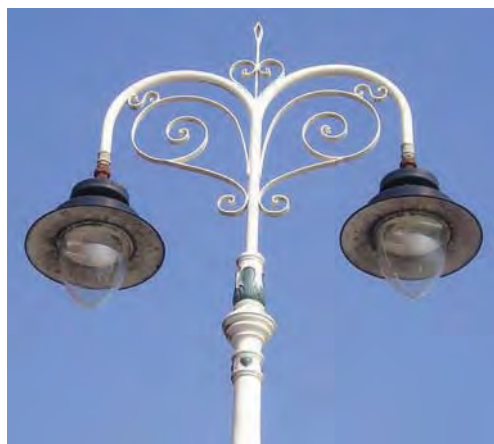
This is a particularly important part of the Penarth Conservation Area, characterised by its close relationship with the coastline providing views across the Bristol Channel towards the English coast. It includes some of the Conservation Area's best and worst buildings. There are three Grade II listed buildings, incongruous large modern flat developments and mixed commercial/residential units which front the Promenade.

The three listed buildings include the pier, former Baths and Penarth Yacht Club. These provide examples of Penarth's expansion as a Victorian seaside resort, an image symbolised by the important landmark of the pier. The former Penarth Baths have not been used for recreational use for some years and are now converted for residential use.



The Edwardian terrace of commercial/residential properties, Beachcliffe, is characterised by turrets at either end of the building. The building, at the time of writing, is undergoing works to bring it back into beneficial use.

Modern flat developments have greatly altered the architectural character of the Esplanade. They include the eight storey block known as "Seabank". This prominent building is conspicuous by its scale, massing, architectural materials and details. Another uncompromising modern block of flats is Windsor Court, constructed in 1963, on the site of two Victorian villas.



### Marine Parade, Bridgeman Road and Park Road

Along these formal roads, lined with a variety of trees such as chestnut, lime and ash, are concentrated some of the most impressive large semi-detached and detached Victorian villas. They are designed in Gothic and Tudor styles, built out of local limestone, with a few yellow brick examples, and are situated in large landscaped gardens. Several buildings on Marine Parade, (including the grade II listed semi-detached pair of villas at numbers 13 and 14), the west side of Park Road and the south east edge of Bridgeman Road provide showpiece elements.

Along the narrow lane of Tower Hill, are Tower House, the former Coastguard Station and Nos. 1 - 5 Tower Hill, inclusive of No. 2 Marine Parade. These comprise a Grade II listed late Georgian terrace of stone built cottages built for the coastguards and are particularly important for their age and as a reminder of pre-Victorian Penarth.

The two road junctions at Marine Parade, Holmesdale Place and Park Road, and that at Marine Parade, Cliff Road, Alberta Road, Cliff Parade and Raisdale Road form wide featureless junctions.

The townscape in this area has been greatly altered by modern development which fronts the eastern edge of Marine Parade, and between Park Road and Bridgeman Road. On the unaltered, lower density detached plots in the area, the relationship between each house and its surrounding garden is important to the remaining character.

### **Plymouth Road**

Plymouth Road features examples of Victorian speculative development, these three storey houses of smaller scale than the individually designed villas of Marine Parade, are constructed in red/yellow brick and local limestone. The intimacy of the street is enhanced by the canopy of trees of species comprising lime, chestnut and maple.

## Victoria Square/All Saints Character Zone

### Victoria Square

The setting of this square provides the most impressive example of formal Victorian layout within Penarth. The Church of All Saints, designed by Seddon and Coates-Carter, was started in 1890 and occupies the centre of the space. The Parish Hall, a Grade II listed building, was also designed by Coates-Carter in an “Arts and Crafts” style and completed in 1906. The Square is enclosed by three storey red brick or local limestone terraced and semi-detached Victorian and Edwardian houses. Of the dozen varieties of tree within the Square, the dominant species are oak, cypress and yew, which adds to a sense of enclosure in the area.



The most important buildings fronting the Square are concentrated mostly along the north-west side. These consist of formal composed groups of three storey red brick terrace. The unique character and continuity of the terraces relies on the repetition of scale and detail on the front and side elevations. Front boundary walls in brick with terracotta copings also contribute significantly to the quality of the streetscene.

To the south along Victoria Road the streetscene lacks the imposing qualities of the Square but is greatly enhanced by several Grade II listed buildings. These are Nos. 20 and 22 Victoria Road, a pair of semi-detached houses designed in an “Arts and Crafts” style circa. 1892 by Coates-Carter.

The enclosure of the Square is weakened opposite the Parish Hall by views northwards of the modern flat development (Penarth House) on Stanwell Road. A key view is possible, however, of the spire of Trinity Methodist Church in Stanwell Road. A Grade II listed building, this was completed in 1902 to a design by Jones, Richards and Budgen, architects of Cardiff.

### Archer Road, Westbourne Road, Cwrt-y-Vil Road and Stanwell Road

The roads surrounding Victoria Square include the wide, tree lined Westbourne, Cwrt-y-Vil and Stanwell Roads. They comprise semi-detached, two and three storey Victorian houses that were speculatively built at the end of the last century and are constructed in local limestone, red and yellow brick. A majority of houses retain their original features.

An area of particular significance is concentrated at the junction of Archer Road and Victoria Road. These include the large houses at Nos. 25 Victoria Road and 24 Archer Road, Grade II listed buildings built out of red brick with contrasting black and white timber detailing. The adjacent collection of red brick Victorian houses, Nos. 20 and 22 are also Grade II listed.

### **Royal Buildings and Station Approach**

This junction is enclosed by the imposing four storey Royal Buildings, an example of Victorian “parade” style commercial development. Adjacent to the Royal Buildings is the Paget Rooms, a Grade II listed building, designed by the local architect Coates-Carter. It was built on land donated by the Earl of Plymouth in 1906.

On the opposite side of Stanwell Road, the quality of townscape has been greatly undermined by new developments and extensions. This has resulted in the space becoming exposed to views of a modern flat development (Westwood Court).

Station Approach car park is a particularly important space, bounded along its north and south edges by three storey red brick commercial buildings. It lacks enclosure on its east edge along the railway line and there are views to the east of modern developments adjacent to the station buildings, although outside the conservation area.





## Town Centre Character Zone

### Introduction

In contrast to the residential streets which make much of the conservation area, this character zone is the main commercial area within Penarth and a popular local shopping destination. Much of the area retains its residential scale.

### Windsor Road

Originally, this street was designed as a residential area, and fronted by nineteenth century two and three storey terraced town houses with landscaped front gardens. At the beginning of the century these houses were converted into shops.

The upper floors of the original town houses remain visible, as exemplified at No. 16-18 Windsor Road (Starbucks/Spar). Although in a state of disrepair, these illustrate ornate detail. The majority of the retail frontages at ground level have been weakened by inappropriate, modern shopfronts.

Within the town centre the junction of Windsor Road, Windsor Terrace, Albert Road, Stanwell Road and Bradenham Place is dominated by the raised roundabout with a small clock tower. The utilitarian design of the roundabout emphasises the highway function of this space.

An attempt was made at the end of the last century to establish this area as the commercial core of the developing town. This has resulted in several examples of good commercial architecture including the Grade II listed Lloyds Bank building. The facade of the bank, an ashlar fronted three storey block constructed of bathstone, creates an important sense of enclosure to this space. Built at the same time was the Windsor Arcade, designed by Edward Webb and opened in 1898 is also Grade II listed.



Occupying a prominent place on the opposite side of the junction is the Andrews Building with its distinctive white oriel windows. Along the frontage of the building a number of relatively undamaged traditional shopfronts remain at number 36, Windsor Terrace, and numbers 5 and 6, Stanwell Road.

On the west side is number 41, Albert Road a Grade II listed building, built in 1936, used formerly as a Post Office. The adjacent pillar box is also listed for its group value.

### Windsor Terrace

Windsor Terrace changes suddenly in land use to a predominantly residential street lined with a variety of trees such as chestnut and lime. It comprises two Victorian terraces built mostly of local limestone (with the exception of numbers 17 to 22 which are rendered) with landscaped front gardens and stone walls. The southern terrace is best preserved, although some houses have been weakened by inappropriate alterations undermining the continuity of the terrace. The northern terrace, is less well preserved, nevertheless, the terrace retains much of its original character.

### Glebe Street and Ludlow Lane

With the exception of the relatively unaltered St Fagan's Castle public house, much of Glebe Street at ground level has been subject to alteration out of context with local character. However, the varying heights of buildings along the street and at the junction of Glebe Street and Ludlow Lane form an attractive vista.

The narrow form of Ludlow Lane provides a strong feeling of enclosure despite the reduced height of some buildings along the street.

### **Stanwell Road**

Stanwell Road provides a key link from the town centre to the south and west character areas. The frontages along the road comprise a mixture of shops and offices, and also some residential uses. The most important building is the grade II listed public library situated on the corner of Rectory Road. Completed in 1904 this was designed by the architect Henry Snell in a Jacobean style and is constructed of pennant sandstone masonry laid in thin courses.

Opposite the library is the retail premises of the Washington Building which was originally designed as two large villas by the architect W. D. Blessley of Cardiff and completed in 1895. The modern shopfronts now detract from the architectural design although the upper floors retain much of the original gothic detail.

Adjoining the Washington Buildings on the corner of Herbert Terrace is the Art Deco styled Washington Gallery, formerly a cinema, the building is now in retail use and also houses an Art Gallery run by a charitable trust.

### **Junction of Stanwell Road, Plymouth Road and Hickman Road**

The buildings that front this junction are of a plethora of styles and ages. The most important of which are the highly detailed facades of the Grade II listed numbers 2-10 Plymouth Road. These were originally constructed in 1886 as residential villas, but were later converted into commercial uses.

Opposite, Westbourne School and the distinctive Washington Buildings provide a contrasting but complimentary boundary to this space.

To the south, along the west side of Plymouth Road, the visual quality of the space is weakened considerably by modern commercial buildings. However, key buildings here include the Railway Hotel, a distinctive building, with its imposing red clay tiled roof, and the Turner House Art Gallery, a Grade II listed building, designed in 1888 by the architect Edwin Seward

### **Hickman Road, Herbert Terrace and Bradenham Place**

Hickman Road is fronted along its western edge by two storey semi-detached Victorian houses in landscaped gardens, the majority retaining much of their traditional detailing.

Herbert Terrace and Bradenham Place comprise short terraces of Victorian houses. On Bradenham Place an extensive area of open space is used for car parking to service the commercial uses of Windsor Road. Whilst this detracts from the otherwise strongly enclosed character of the town centre area it provides an essential servicing function.



## **St. Augustine's Character Zone**

### **Clive Place and Clive Crescent**

Clive Place is an important tree lined route linking Albert Road and the town centre to the south and St. Augustine's in the north. It is predominantly characterised by two and three storey Victorian terraces and semi-detached houses set in landscaped gardens. These houses are built out of a local limestone, yellow and red brick.

Clive Crescent has suffered from a number of inappropriate modern detached and semi-detached houses. There remain some semi-detached Victorian houses which despite inappropriate alterations retain their character.

At the end of Clive Crescent is a landscaped open space, situated on the headland known as the "Garth". At this point dramatic panoramic views of the Bristol Channel and the Esplanade to the south are possible.

### **Bradford Place, Kymin Terrace and Beach Lane**

The character of this area has been severely diluted by modern flat developments. These are conspicuous by their lack of street frontage, out of scale massing, ill defined public, private and semi-private spaces and inappropriate materials.

Notwithstanding this, Kymin Terrace is an important example of a unified Victorian terrace built out of local limestone although No. 2 is greatly weakened by inappropriate alterations. Its setting is enhanced by its relationship with the adjacent landscaped open space at Kymin Gardens.

An important pedestrian link can be found alongside the gardens from Kymin Terrace to Beach Road.

### **Beach Road**

Beach Road provides the boundary between the north and south character areas. Numbers 1 to 12 are large semi-detached villas, constructed out of local limestone, and are set in landscaped gardens facing Alexandra Park.

Off Beach Road is the Kymin, which is run by the Penarth Town Council. The building sits in spacious landscaped grounds and forms an important backdrop to Beach Road.

### **Belle Vue Gardens**

The buildings surrounding the gardens range between one and three storeys, creating a strong feeling of enclosure to this important area within the Conservation Area. The predominant materials include yellow brick, red brick and local limestone. Although many of the buildings have been damaged by inappropriate alterations the area retains a strong character.

Key buildings include the Albert Road Methodist Church, opened in 1906, and Albert County Infant School. The school, built out of local limestone, was designed by Henry Harris, and opened in 1876. It was extended to designs by Coates Carter in 1883. Its handpainted murals of schoolchildren were painted in 1886 by Norton Nance. Adjacent is another key building, the red brick two storey former offices of Penarth Urban District Council, called "Belle Vue". Designed in 1890 by Havelock E. Cornish, its chateau styled twin turrets provide an attractive roofscape.

### **St. Augustine's Church**

St. Augustine's Church, designed by Butterfield and completed in 1866, is the most important strategic landmark within the conservation area. At around 70 metres above sea level it occupies the highest ground in Penarth. When viewed from Cardiff Bay it provides a dramatic impression of the town's setting upon the headland. It is a Grade I listed building, built on the site of a smaller church building and ancient religious settlement. The 30 metre saddle-backed tower sits prominently on the skyline.

The church sits within its own informally landscaped graveyard area with a collection of mature trees and bounded by a stone retaining wall. Impressive panoramic views of Cardiff Bay can be experienced northwards over the rooftops of the two storey terraced houses that step down the headland.

To the west, the grounds of the church are bounded by a terraced row of three storey Victorian houses, built in local limestone.

To the south, the character of this important space has been weakened by the inappropriate semi-detached modern housing units, however, long views of the Bristol Channel can be experienced between them



### **Church Avenue**

This forms one of the most important townscape features in Penarth. The street was laid out at the same time as the construction of St. Augustine's Church and provides an important vista of the Church tower. There are two terraces of two storey houses in red brick which create a strong feeling of enclosure and intimacy along the street. There are instances of inappropriate alterations and extensions to some of the houses and unsympathetic new developments have also weakened the character of the Avenue.

### **Paget Terrace, Paget Place and John Street**

Paget Road and Paget Terrace command spectacular views of Cardiff Bay. They are characterised by three storey, bay fronted terraced houses, raised above the pavement. The majority of the frontages have been greatly altered, and the roofscape is extensively damaged by out of scale dormer windows.

Paget Place is made up of two storey semi-detached Victorian houses. They are constructed of red brick, yellow brick or local limestone and set in gardens fronting a tree lined street. Situated nearby is the important local landmark of Headlands School, a grade II listed building. The four storey school, built of local limestone and Radyr Stone, with red and blue brick detailing, was originally completed as the Penarth Hotel in 1868 by the Taff Vale Railway Company.

John Street is fronted by two storey terraced housing finished in local limestone or smooth stucco. The street's traditional character has been weakened by inappropriate alterations to some houses. Nevertheless, it has remained a more composed urban setting of some interest, enhanced visually by the views of Headland School.

## **Positive Buildings -**

### **The Contribution of Key Unlisted Buildings**

A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the Appraisal Map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the conservation area. Criteria for selection are given in Appendix 1.

### **Green Spaces and Biodiversity**

Throughout the conservation area, many of the streets are enhanced by mature trees intrinsically important to the character of the streetscape. It is essential that these trees are retained. Tree Preservation Orders exist throughout...

### **Problems, Pressures and Capacity for Change**

Penarth is an important settlement within the Vale of Glamorgan that has undergone a significant amount of change in the late 20th century. These changes have led to a number of problems and pressures within the conservation area.

Within the conservation area there are a number of threats to its character and appearance. Whilst condition, generally, is good, there are individual cases where major maintenance, repair or reinstatement of lost features is required. The gradual erosion of historic features, such as historic windows and doors, within the area is predominantly caused by a lack of maintenance not only to underused and unused properties, but also inhabited properties. This can result in insensitive alterations such as inappropriate replacement windows and doors.

Economic pressures to develop must be dealt with in a manner that gives due consideration to the impact of development within its context and on the character and appearance of the Conservation Area. These include the immediate site, wider views and vistas and mature trees. The occupancy level of shops and offices is partly dependent on the wider economy and empty shops and offices, or upper floors, erode the vibrant character of the town.

Commercial pressure to use corporate signage or to enlarge single shops would increase the impact of the commercial operation and reduce the rhythm of frontages to buildings. As the Conservation Area covers the commercial centre of the town it is the vehicular hub of the settlement. The impact of vehicles is therefore significant and likely to increase in the future. Parked cars adversely affect the appearance of the Conservation Area while noise and disturbance from vehicles affects the amenity of the area.

#### ***Problems include:***

- Inappropriate/unauthorised alteration of historic buildings by a combination of small alterations such as windows and doors although this has been somewhat reduced through the introduction of an Article 4(2) Direction;
- The poor quality of design of some past - pre-designation - development;
- Empty buildings in poor condition;
- Impact of traffic in the town centre and to a lesser degree in congested side streets which also compromises the quality of the pedestrian environment;
- Unsurprisingly in view of the popularity of Penarth during the summer months, there is considerable demand for car parking, which is of a low standard in terms of function, appearance and capacity;
- Need for boundary changes to reflect the content of the conservation area.
- The unsympathetic display of advertising. There are many examples where the signage is oversized, badly designed and of poor quality materials.

*Pressures include:*

- Ongoing high traffic levels leading to impact in terms of traffic management measures, signage and conflict with pedestrians;
- Significantly limited development opportunities;
- The popularity of the town as a tourist destination.

*Capacity for change:*

- Capacity for change is limited to enhancement opportunities, mainly restoring lost features to buildings, or replacing negative features.

**Negative Factors**

There are a number of elements which detract from the special character of the area, and which offer potential for beneficial change. They are:

- Although Penarth is a conservation area with an Article 4(2) Direction<sup>2</sup> in place a number of damaging alterations have occurred – some may have occurred before the Article 4(2) Direction.
- The dominance of inappropriate shop fascias and illuminated signs.
- Unsympathetic modern development: there are several infill developments built prior to conservation area designation, which seriously impair the character of the area, having no relationship in style, materials or scale to the adjacent traditional buildings.
- Street parking has a serious impact on the character of the area. The town centre area is the worst affected.
- There are areas where a proliferation of traffic signage, street furniture and general clutter detracts from the street scene. An audit of street clutter and removal of unnecessary items would improve the area.



**Summary of Issues**

The following issues have been identified with regard to the 'negative factors' identified above and include the views of the local community as part of the preliminary public consultation exercise. They provide the basis for the Management Plan. These issues will be subject to regular review by the Council and new ones may be added in the future:

- There is a need to conduct a review of the boundary of the conservation area to ensure that it remains relevant;
- The protection of townscape features and open space which contribute positively to the character or appearance of the conservation area;
- Continued control over the alteration of buildings is required;
- A need to review the Article 4(2) Direction to ensure its relevance;
- A need for improved shopfront design;
- Recognition of buildings of interest through the identification of buildings of local significance;
- The importance of raising standards of design of new development in the conservation area;
- Recognition of buildings and land in poor condition;
- The importance of traffic management within the conservation area.

<sup>2</sup>The Article 4(2) Direction applies to single family dwellings

# Management Plan

- Boundary Review
- Landscape and Open Space
- Expectation in Design
- Control over Alterations to Buildings
- Recognition of Buildings of Interest
- Land and Means of Enclosure
- Traffic Management, Signage and Street Furniture
- Guidance and Review



## Management Plan

### Introduction and Purpose of the Management Plan

The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places. Conservation areas are, nevertheless, living environments which, despite their history, will continue to adapt and develop. This reality is made clear in government policy regarding their management.

Part One of this document provides a character appraisal of the area. It is designed to provide a record of the best attributes within the historic town and identifies positive and negative features. It provides an outline of the main issues affecting its character.

Part Two, the Management Plan, is designed to progress the issues identified in the Appraisal and provide a focus on the future management of the town's historic environment. In this it builds upon existing national and local policies as contained in Planning Policy Wales, TAN 12 (Design) and the adopted Unitary Development Plan for the Vale of Glamorgan.

The Management Plan contains the following:

- 1. Boundary Review**
- 2. Landscape and Open Space**
  - 2.1 Open Space Within the Built-up Area
  - 2.2 Treescape
  - 2.3 Protection and Repair of Historic Stone Boundary Walls, Gate Piers, Railings and Hedging
  - 2.4 Views
- 3. Control Over Alterations to Buildings**
  - 3.1 Cumulative Impact of Small Alterations
  - 3.2 Upper Floor Alterations to Commercial Buildings, Buildings in Mixed Use and Flats
  - 3.3 Satellite Dishes and Antennae
- 4. Recognition of Buildings of Interest**
  - 4.1 County Treasures: Buildings Listed of Architectural or Historic Importance
  - 4.2 County Treasures: Locally Listed Buildings
  - 4.3 'Positive Buildings'
  - 4.4 Repairs to Historic Buildings
- 5. Land and Means of Enclosure**
  - 5.1 Expectation in Design
  - 5.2 Buildings and Land in Poor Condition
- 6. Traffic Management, Car Parking, Signage and Street Furniture**
- 7. Guidance and Review**
  - 7.1 Provision of Guidance Within the Conservation Area
  - 7.2 Monitoring and Review



## **1. Boundary Review**

As part of the Appraisal a thorough survey and review of the existing boundaries of the conservation area was undertaken. This concluded that a number of boundary revisions would improve the extent to which the designation accurately reflects the special character of the area.

The recommendation to remove some parts from the Conservation Area is based on conclusions of the survey. It is considered that these parts do not have any specific architectural or historic special interest.

### **Recommendations:**

**The following amendments to the boundary of the Penarth Conservation Area are proposed:**

#### **The exclusion of:**

- (a) 7 – 10 Clive Crescent;**
- (b) the Surgery, Stanwell Road;**

#### **The inclusion of:**

- (c) 13 – 19 (odds) Clinton Road;**
- (d) 3 – 11 Lower Cwrt-y-Vil Road.**

**The proposed Conservation Area is illustrated on the following page.**

## Proposed Penarth Conservation Area



## 2 Open Space

### 2.1 Open Space within the Built-up Area

The Appraisal recognises certain key internal open spaces as identified on page 17 of the Appraisal.

Much of this space is in areas dedicated for public access in parks and gardens, however, other open space is recognised as being of particular value in the contribution made to the overall layout, form and character of the conservation area. Such land is in a variety of uses, and includes private gardens to large houses as well as publicly accessible parks and gardens.

**Recommendation:**

**Within Penarth, recognition is given to the contribution made to the character of the conservation area by indigenous open space in private gardens and public parks. The Council will resist proposals for new housing in these areas unless it can be demonstrated that there is no adverse impact on the character of the conservation area.**

### 2.2 Treescape

The law protects all trees in the conservation area over a certain size. Additionally, there is already protection of major trees and tree groups through tree preservation orders. Treescape and hedging make a more significant contribution to the character and setting of the conservation area beyond the historic core of the town, most notably in Llanblethian. Here specimen trees in gardens and hedging make a major contribution to the setting of buildings and enclosure.

**Recommendation:**

**The Council will not support proposals which result in the cutting down, topping or lopping of a tree (except in special circumstances) within or which affects the setting of the conservation area. Where the loss of a tree is unavoidable, the Council will seek the replanting of a new tree with a species which is native or traditional to the area.**

### 2.3 Protection and Repair of Historic Stone Boundary Walls, Gate Piers, Railings and Hedging

Many boundaries in the conservation area are defined by brick or local limestone rubble walls.

There has been a loss of these walls where routine maintenance and rebuilding of fallen sections have been neglected, or where access for parking and servicing have been insensitively provided (e.g.) Boundary walls, which enhance the character of the conservation area should be correctly repaired, and wherever possible, retained.

In addition, many properties exhibit combinations of stone walling, gate piers, railings and hedging which contribute to the historic character of frontages and to the street scene. It is also essential that these details are repaired and retained in proposals.

New development should seek to reflect, where appropriate, the traditional form of forecourt enclosure, using local materials and detailing.

**Recommendation:**

**In development proposals the Council will seek to resist proposals to remove or significantly alter traditional boundary walls, railings and hedging, or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area. The Council will seek to encourage the maintenance and repair of traditional boundary walls.**

### **2.5 Views**

There are many short and long views into, out of and through the conservation area which make a positive contribution to its special character. The most important views are identified on the Appraisals Map.

#### **Recommendation:**

**The Council will seek to ensure that all development respects the important views within, into and from the conservation area as identified in the Appraisal. The Council will seek to ensure that these views remain protected from inappropriate forms of development.**

### **3. Planning Control Over Alterations to Buildings**

#### **3.1 Cumulative Impact of Small Alterations:**

Small changes can, together, have a cumulative effect that damages the appearance of historic buildings and erodes the special character of the conservation area. Such changes include the replacement of front doors and windows with plastic 'imitations', changing roof materials, the loss of chimneystacks, painting over brickwork or constructing obtrusive porches and boundary walls.

An existing Article 4 Direction covers a part of the Penarth Conservation Area to bring some of these changes to domestic property within the control of the planning system.

An 'Article 4 Direction' applies to houses in single occupancy. Where houses are divided into flats or where buildings are in other uses, such as shops and offices, the controls already exist. In these cases, it is important to ensure that equivalent development management standards are being applied.

It is also vital that breaches of Article 4 controls are addressed promptly so that the system does not fall into disrepute. It is recommended that a photographic survey is undertaken as a baseline record for measuring change. This will enable building condition to be monitored and will provide evidence for effective enforcement.

#### **Recommendation:**

##### **The Council will:**

- **Review the scope of the 'Article 4 Direction' to ensure it remains relevant;**
- **Review the 'Article 4 Direction' in respect of single residential properties to ensure all those identified as locally listed County Treasures and positive buildings in the Appraisal are included within the Direction.**
- **Where expedient take prompt enforcement action against infringements of the Article 4 Direction.**
- **Support compliance monitoring by means of a regular baseline photographic survey.**
- **Promote the restoration of traditional architectural detailing to historic facades subject of the Direction;**
- **Provide new information and advice in support of the Direction.**

#### **3.2 Upper Floor Alterations to Commercial Buildings and Residential Properties in Flats**

The town centre of Penarth contains diverse uses which include pubs, shops and cafes. These commercial uses are valuable in terms of the contribution they make to its character. The appearance and setting of such uses within the historic town is subject to careful consideration and control in the form and design of replacement shop fronts and signage. In addition, changes to details above such units and to flats (such as windows) remain a material alteration which may require planning permission.

The Council has existing general guidance relating to the design of traditional shopfronts and signage within its historic towns and this is widely used in support of advice relating to alterations to these elements.

#### **Recommendations:**

##### **The Council will:**

- **Apply controls over shopfronts and signage in accordance with its adopted Shopfront Design Guide.**
- **Through planning control, monitor and encourage the appropriate replacement of external details in respect of the upper floors of commercial buildings and residential properties in flats.**

### 3.3 Satellite Dishes and Antennae

The rules governing satellite dishes/antennae within the conservation area are significantly more restrictive than elsewhere. Such installations are not permitted development if they lie on a chimney wall or roof slope which both faces onto and is visible from a highway.

#### **Recommendation:**

**The Council will not support planning applications relating to the provision of satellite dishes and antennae which are proposed to chimneys, walls and roof slopes which are visible within the conservation area from a highway where they will cause visual harm.**

## 4. Recognition of Buildings of Interest

### 4.1 County Treasures: Listed Buildings of Special Architectural or Historic Interest

Penarth is noted for its historic architecture. This is recognised in the large numbers of listed buildings contained within the conservation area, with a high concentration within the terraced frontages of the town centre.

Alterations to these buildings are subject to the closest scrutiny. In recognition of the great interest of individual buildings within Penarth, an audit of historic assets is included in the Management Plan as Appendix 2.

### 4.2 County Treasures: Locally Listed Buildings

Some buildings and structures, although not contained within the statutory list of buildings of architectural and historic significance are, nevertheless, of local interest. Whilst the existing County Treasures Survey (adopted in 2008) contains nineteen existing entries, the Appraisal has identified a number of additional candidates for inclusion on the Inventory.

Supplementary Planning Guidance to the adopted Unitary Development Plan (1996-2011) discusses the implications in policy terms for locally listed buildings on the County Treasures list and identifies criteria for inclusion.

#### **Recommendation:**

**The Council will, as part of a future review of the list of County Treasures, support the inclusion of:**

- Rotary Club clock;
- Plymouth Rooms, Stanwell Road (Masonic Hall);
- 1 – 27 Victoria Square;
- 14 – 18 (evens), 23, 24 – 30 (evens) Victoria Road;
- 1 Cwrt-y-vil Road;
- Stanwell School.

### 4.3 'Positive Buildings'

These have been identified as part of the Appraisal process and are marked on the Appraisal Map. They are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and make a positive contribution to the special architectural or historic interest of the conservation area. The criteria for their selection are identified in Appendix 1.

In the recognised contribution that these make to the character of the conservation area, alterations made to them will be subject to more careful evaluation. There will also be a general presumption against their demolition and loss.

**Recommendation:**

**In accordance with Welsh Government guidance contained within Circular 61/96 the Council will adopt a general presumption against the demolition of positive buildings with proposals to demolish such buildings assessed against the same broad criteria as proposals to demolish listed buildings. Any application for the demolition of a positive building will therefore need to be justified as to why the building should not be retained.**

**4.4 Repairs To Historic Buildings**

The conservation area contains a diverse range of building types of varying periods of development up to the first world war. After this, development in the historic town appears to have slowed until a further period of growth after the second world war. Historic buildings are characterised by their construction in local stone, with slate roofing, rendering and traditional window and door patterns. Boundary walling in stone and the use of iron railings and gates are also important in framing the setting of buildings.

There has been significant damage done by the progressive loss of traditional details in Penarth. In addition, there is evidence that using inappropriate technology is a further factor in the general decline of the appearance of some historic buildings. This may be due to a number of factors, including lack of awareness on the part of owners, a lack of appropriate contracting skills and cost.

These were issues intended to be addressed by the introduction of the Penarth Town Scheme in the late 1990s. Through this, grant aid was made available through the Council and Cadw, Welsh Historic Monuments for the accurate renovation and repair of buildings.

In the intervening years, the need for a similar scheme has not diminished although the provision of funding and means of support for such a proposal would need to be established.

**Recommendations:**

**An evaluation will be made of the demand for grant aided repairs to historic buildings in the conservation area, together with the available sources of the funding required to support such a scheme.**

**The Council will provide and make available supporting information designed to improve awareness of issues relating to elemental detail and small repair.**

## 5. Land, Development and Design

### 5.2 Expectation in Design

Consideration of, and response to planning applications is a key means by which the character of the conservation area can be influenced. Whilst there is evidence of some insensitivity in the design of new buildings since the original designation, the opportunity for better consideration and debate of planning applications is now available through stronger policies contained in the Unitary Development Plan, Supplementary Planning Guidance to the adopted Unitary Development Plan, TAN 12<sup>3</sup> and by the introduction of mandatory 'Design and Access Statements'<sup>4</sup>. As a result, fundamental considerations such as the approach taken by the designer to contextual design, the density, form and scale of new buildings, the composition of facades and the use of detailing and materials require to be clearly illustrated and assessed in planning applications.

Existing buildings which are unsympathetic to the character of the Conservation Area will not be regarded as a valid precedent for further uncharacteristic development.

#### **Recommendation:**

**Applications for planning permission will be required to illustrate full details of a proposal and promote high standards of design. Applications should demonstrate the evaluation of the design of new proposals in their setting, where appropriate by clearly illustrating adjacent buildings in context.**

### 5.3 Buildings and Land in Poor Condition

The Appraisal suggests that, in general, the conservation area appears well cared for. However, a number of sites appear to be unkempt. The condition of these sites requires to be maintained to avoid further deterioration.

The Council will support beneficial and creative new uses for vacant buildings, where these respect the character of the building and the Conservation Area. Where buildings are unoccupied and await a long term use, appropriate temporary uses will be encouraged. Such uses should not require significant internal or external alterations, particularly where these would reduce the flexibility of the building in the future.

#### **Recommendation:**

**Where sites or buildings are in a poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood, consideration will be given to the serving of a Section 215 Notice. This notice requires proper maintenance of the property or land in question, and specifies what steps are required to remedy the problem within a specific time period.**

<sup>3</sup>TAN 12: Design

<sup>4</sup>Design and Access Statements



## **6. Traffic Management, Car Parking, Signage and Street Furniture**

Traffic flowing through the town centre remains heavy. During peak periods, traffic and parking can overwhelm the setting of the historic frontage. Associated with the need to manage and control traffic and the parking of vehicles, a large amount of street signage and road marking has been provided.

Car parking is a particular issue in Penarth, with congestion of the town centre at peak times. There is informal parking available on the street.

### **Recommendation:**

**The Council will undertake a comprehensive study and audit relating to the provision of traffic management measures, including car parking and street furniture. It will agree a palette of designs, materials and components as a basis for future repair and replacement in highways, based upon good practice guidelines for the management of traffic and public spaces in historic towns.**

## **7. Guidance and Review**

### **7.1 Provision of Planning Guidance Within the Conservation Area**

Consultation with the local community suggests that there is a need for additional design guidance and leaflets about the conservation area that builds upon existing supplementary planning guidance and advisory leaflets.

### **Recommendation:**

**The Council will consider preparing Supplementary Planning Guidance notes that would assist in retaining the area's prevalent historic character and appearance and promote awareness of the value and importance of the Conservation Area, e.g. written advice regarding:**

- **Good Practice in the Repair of Historic Buildings**
- **Development Affecting Conservation Areas**
- **Management of Trees**

### **7.2 Monitoring and Review**

### **Recommendation:**

**This document should be reviewed every five years from the date of its formal adoption. A review should include the following:**

- **A survey of the Conservation Area including a full dated photographic survey to aid possible enforcement action;**
- **An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;**
- **The identification of any new issues which need to be addressed, requiring further actions or enhancements;**
- **The production of a short report detailing the findings of the survey and any necessary action;**
- **Publicity and advertising.**

## **Appendix 1**

### **Criteria for the Selection of Positive Buildings**

For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

The criteria for assessing the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area are given below.

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special architectural or historic interest of a conservation area and is therefore identified as a 'positive building':

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

## Appendix 2

### Audit of Historic Assets

The following consists of an audit of historic assets in the Penarth Conservation Area.

#### Scheduled Monuments

The Ancient Monuments and Archaeological Areas Act 1979 defines a monument as, "any building, structure or work, whether above or below the surface of the land, and any cave or excavation" or any site comprising the remains of such things or comprising any "vehicle, vessel, aircraft or other movable structure or part thereof." A scheduled monument is any monument included in the schedule to the Act. Once scheduled, consent for any works is required from Cadw. Most scheduled monuments are archaeological sites or ruined buildings. Ecclesiastical buildings in use or inhabited buildings cannot be scheduled. Not all ancient monuments are scheduled, the term "ancient monument" actually has a wider meaning which includes both scheduled monuments and any other monument which is considered to be of national importance.

#### Penarth Churchyard Cross

Churchyard cross with involved recent history:

- in 1901 a two-step base and the 'stump of a cross', possibly unconnected structures;
- in 1950 a complete cross is described, upon a three-step base;
- in 1982 a socket stone, holding a shaft-stump, 0.3m high, is left upon the recent base, the remainder of the restored monument having been removed to the church

#### Listed Buildings

A 'listed' building is a building or structure deemed of architectural or historic interest and included on a list compiled by Cadw, a part of the Welsh Government. Thereafter it is protected in law.

All listed buildings are of National significance and have been identified because of their importance in terms of architectural design, building type, and form, and/or because of the techniques or craftsmanship used in their construction and decoration. Some buildings have been included for reasons of historic interest. These include buildings which illustrate important aspects of the nation's social, economic, cultural or military history or which have historical associations with people or events important to Wales. Each building or structure is graded in terms of importance; either Grade I, II\* or II. Grade I and Grade II\* designations indicate that such buildings or structures are considered of an exceptional quality/importance in terms of their national significance.

41 Albert Road (Post Office)  
Pillar Box outside the Post Office, Albert Road  
Albert Road County Infants School  
School House, 17 Albert Road  
Telephone Call-Box on the edge of Albert Road (Gardens)  
Cenotaph, Alexander Park  
20 Archer Road  
22 Archer Road  
24 Archer Road  
25 Victoria Road  
North Lodge to Windsor Gardens (Piermaster's Lodge)  
St Augustine's Parish Church, Church Place South  
Telephone Call-Box at the corner of Church Avenue and Clive Place  
Former Penarth Baths, Esplanade

Penarth Yacht Club House  
Telephone Call-Box, in front of Pavillion and Pier  
Penarth Pier including Pavilion and Shops  
13 Marine Parade (Greylands)  
14 Marine Parade (Leigh Holme)  
Coastguard Cottage, No 2 Marine Parade (See 1-5 Tower Hill Avenue)  
Headlands School, Paget place  
2 Plymouth Road  
4 Plymouth Road  
6 Plymouth Road  
8 Plymouth Road  
10 Plymouth Road  
Turner House Art Gallery, Plymouth Road  
Telephone Call-Box close to Junction with Stanwell Road and Plymouth Road  
Public Library, Stanwell Road  
Telephone Call-Box outside Nos 5 & 5a, Royal Buildings, Station Approach  
1 Tower Hill Avenue  
2 Tower Hill Avenue  
3 Tower Hill Avenue  
4 Tower Hill Avenue  
5 Tower Hill Avenue  
Paget Rooms, Victoria Road  
20 Victoria Road  
22 Victoria Road (St Margarets)  
All Saint's Parish Hall, Victoria Square  
Windsor Arcade Building  
Lloyd's Bank, Windsor Road  
Trinity Methodist Church  
Church Hall attached to Trinity Methodist Church

### **Locally Listed 'County Treasures'**

County Treasures are those buildings and structures that are considered to be of insufficient value to warrant inclusion in the statutory list, but nonetheless are deemed worthy of local recognition.

3 Marine Parade  
4 Marine Parade  
7 Marine Parade  
8 Marine Parade  
9 Marine Parade  
10 Marine Parade  
12 Marine Parade  
Albert Road Methodist Church  
Alexandra Lodge, Alexandra Park  
Alexandra Park  
All Saints Church, Victoria Square  
Award-winning House, Raisdale Road  
Bandstand, Windsor Gardens  
Baptist Church Sunday School, Stanwell Road  
Beachcliff and Seacot,  
Bellevue, Albert Road  
Coastguard Rocket Carriage, Tower Hill  
Coastguard Storage Building, Tower Hill  
Dingle Bridge

Italian Gardens  
Italian Gardens, Public Shelter, Esplanade  
Joseph Parry Memorial Stone, St. Augustine's Churchyard  
Letter Box in Stone Wall at Windsor Terrace and Rectory Road  
Mediterraneo, Esplanade  
Numbers 23 and 25, Archer Road  
Raisdale , Raisdale Road  
Royal Buildings East and Station Approach, off Stanwell Road  
Royal Buildings West, off Stanwell Road  
Skomer / Holm House, Marine Parade  
South Lodge, Windsor Gardens  
Stanwell Road Baptist Church  
The Kymin, Beach Road  
The Old Rectory, Rectory Road  
The Railway Hotel Public House, Plymouth Road  
Tower Hill - Coastguard Look-out Tower  
Washington Gallery, Stanwell Road  
Washington Hotel Complex, Stanwell Road  
West House, Stanwell Road  
Windsor Gardens

## **Appendix 3**

### **References and Useful Information**

#### **Local Generic Guidance**

Advice for owners of properties in Conservation Areas can be found in the leaflet A Guide to Living and Working in Conservation Areas, which is available on line on the Council website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

#### **Bibliography**

1. Statutory List of Buildings of Special Historic or Architectural Interest
2. Vale of Glamorgan Council, Penarth Appraisal, 1995
3. Vale of Glamorgan Council, County Treasures, 2007
4. Thorne, R (1975) Penarth – A History
5. Thomas, BA (1997) Penarth: The garden by the sea

#### **Contact Details**

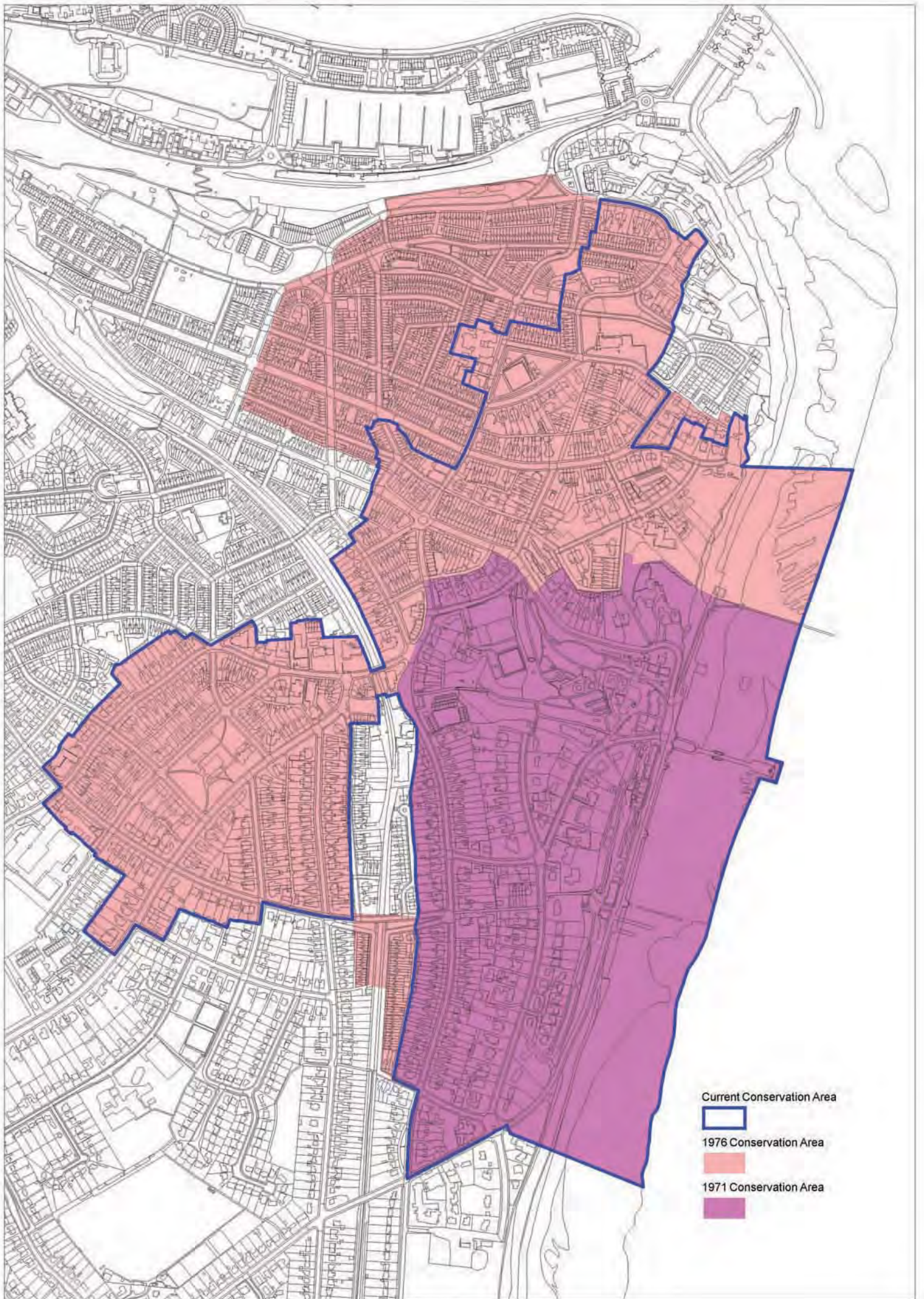
For further advice and information please contact the Conservation and Design Team at:

Planning and Transportation Policy,  
Vale of Glamorgan Council,  
Dock Office,  
Barry Docks,  
CF63 4RT

Tel: 01446 704 628  
Email: [planning&transport@valeofglamorgan.gov.uk](mailto:planning&transport@valeofglamorgan.gov.uk)

## **Appendix 4**

### **Previous Boundary Changes**





## Appendix 5 - Penarth Article 4(2) Direction

Additional powers over minor development to houses in single occupation are applied in the Penarth Conservation Area. The effect of these additional controls is to require planning permissions for alterations to elements such as hardstandings, windows, doors, roofs, the insertion of rooflights, boundary walls and gates which front onto a highway or open space.

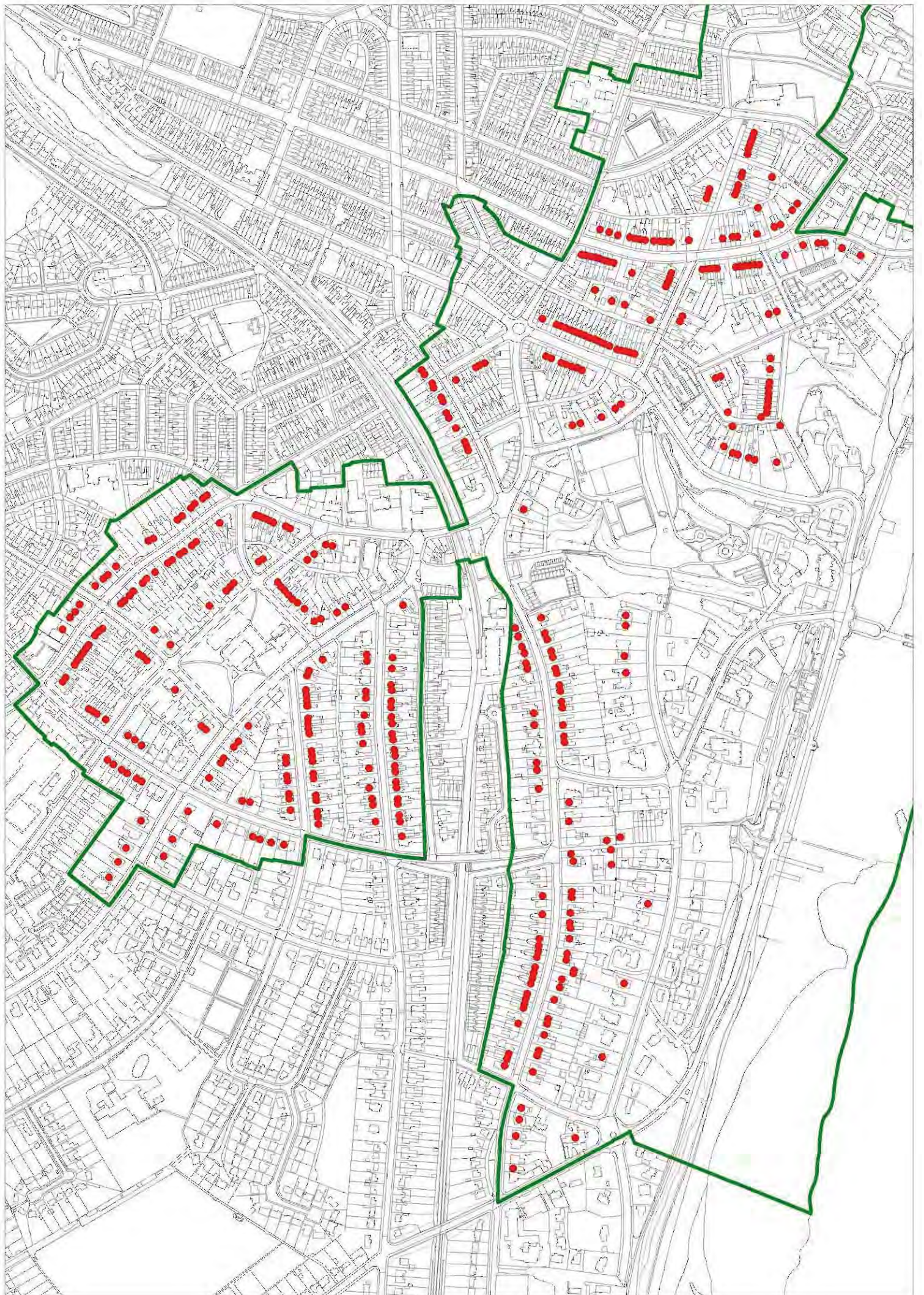
### A list of properties included in the direction is below.

Raisdale, Alberta Road	15 Church Avenue
1 Archer Road	17 Church Avenue
3 Archer Road	19 Church Avenue
5 Archer Road	21 Church Avenue
7 Archer Road	23 Church Avenue
9 Archer Road	The Bungalow Church Avenue
11 Archer Road	4 Church Avenue
17 Archer Road	6 Church Avenue
23 Archer Road	8 Church Avenue
25 Archer Road	1 Church Road
25a Archer Road	7 Church Road
25b Archer Road	8 Church Road
4 Archer Road	9 Church Road
6 Archer Road	10a Church Road
8 Archer Road	11 Church Road
12 Archer Road	12 Church Road
14 Archer Road	4 Clive Crescent
16 Archer Road	5 Clive Crescent
18 Archer Road	6 Clive Crescent
26 Archer Road	1 Clive Place
28 Archer Road	2 Clive Place
Bradford Cottage Beach Lane	3 Clive Place
The Coach House Beach Lane	5 Clive Place
Kymin Cottage Beach Lane	6 Clive Place
11 Beach Lane	7 Clive Place
6 Beach Road	9 Clive Place
7 Beach Road	10 Clive Place
7a Beach Road	11 Clive Place
8 Beach Road	12 Clive Place
9 Beach Road	13 Clive Place
10 Beach Road	14 Clive Place
1 Bradenham Place	15 Clive Place
2 Bradenham Place	16 Clive Place
3 Bradenham Place	18 Clive Place
8 Bradenham Place	19 Clive Place
Waltham Bradford Place	20 Clive Place
2 Bradford Place	21 Clive Place
4 Bradford Place	22 Clive Place
Fairfield House Bradford Place	23 Clive Place
Clive House Bradford Place	24 Clive Place
1 Church Avenue	25 Clive Place
3 Church Avenue	26 Clive Place
5 Church Avenue	27 Clive Place
9 Church Avenue	30 Clive Place
11 Church Avenue	31 Clive Place
13 Church Avenue	33 Clive Place

34 Clive Place	5 Kymin Terrace
35 Clive Place	6 Kymin Terrace
37 Clive Place	7 Kymin Terrace
38 Clive Place	8 Kymin Terrace
39 Clive Place	9 Kymin Terrace
40 Clive Place	7 Marine Parade
43 Clive Place	10 Marine Parade
44 Clive Place	13 Marine Parade
48 Clive Place	6 Park Road
50 Clive Place	7 Park Road
52 Clive Place	9 Park Road
54 Clive Place	10 Park Road
1 Cwrt-y-Vil Road	3 Plymouth Road
2 Cwrt-y-Vil Road	5 Plymouth Road
3 Cwrt-y-Vil Road	7 Plymouth Road
4 Cwrt-y-Vil Road	9 Plymouth Road
5 Cwrt-y-Vil Road	11 Plymouth Road
6 Cwrt-y-Vil Road	12 Plymouth Road
7 Cwrt-y-Vil Road	13 Plymouth Road
8 Cwrt-y-Vil Road	14 Plymouth Road
9 Cwrt-y-Vil Road	16 Plymouth Road
11 Cwrt-y-Vil Road	18 Plymouth Road
12 Cwrt-y-Vil Road	20 Plymouth Road
13 Cwrt-y-Vil Road	22 Plymouth Road
14 Cwrt-y-Vil Road	23 Plymouth Road
15 Cwrt-y-Vil Road	24 Plymouth Road
17 Cwrt-y-Vil Road	25 Plymouth Road
18 Cwrt-y-Vil Road	26 Plymouth Road
19 Cwrt-y-Vil Road	28 Plymouth Road
20 Cwrt-y-Vil Road	30 Plymouth Road
21 Cwrt-y-Vil Road	32 Plymouth Road
23 Cwrt-y-Vil Road	33 Plymouth Road
24 Cwrt-y-Vil Road	35 Plymouth Road
25 Cwrt-y-Vil Road	36 Plymouth Road
26 Cwrt-y-Vil Road	38 Plymouth Road
27 Cwrt-y-Vil Road	39 Plymouth Road
28 Cwrt-y-Vil Road	40 Plymouth Road
29 Cwrt-y-Vil Road	46 Plymouth Road
7 Hickman Road	50 Plymouth Road
8 Hickman Road	55 Plymouth Road
9 Hickman Road	56 Plymouth Road
11 Hickman Road	58 Plymouth Road
12 Hickman Road	59 Plymouth Road
13 Hickman Road	60 Plymouth Road
14 Hickman Road	64 Plymouth Road
15 Hickman Road	66 Plymouth Road
16 Hickman Road	67 Plymouth Road
17 Hickman Road	68 Plymouth Road
18 Hickman Road	69 Plymouth Road
19 Hickman Road	70 Plymouth Road
The Cottage Jubilee Lane	71 Plymouth Road
1 Kymin Road	73 Plymouth Road
1 Kymin Terrace	74 Plymouth Road
2 Kymin Terrace	75 Plymouth Road
3 Kymin Terrace	76 Plymouth Road
4 Kymin Terrace	77 Plymouth Road

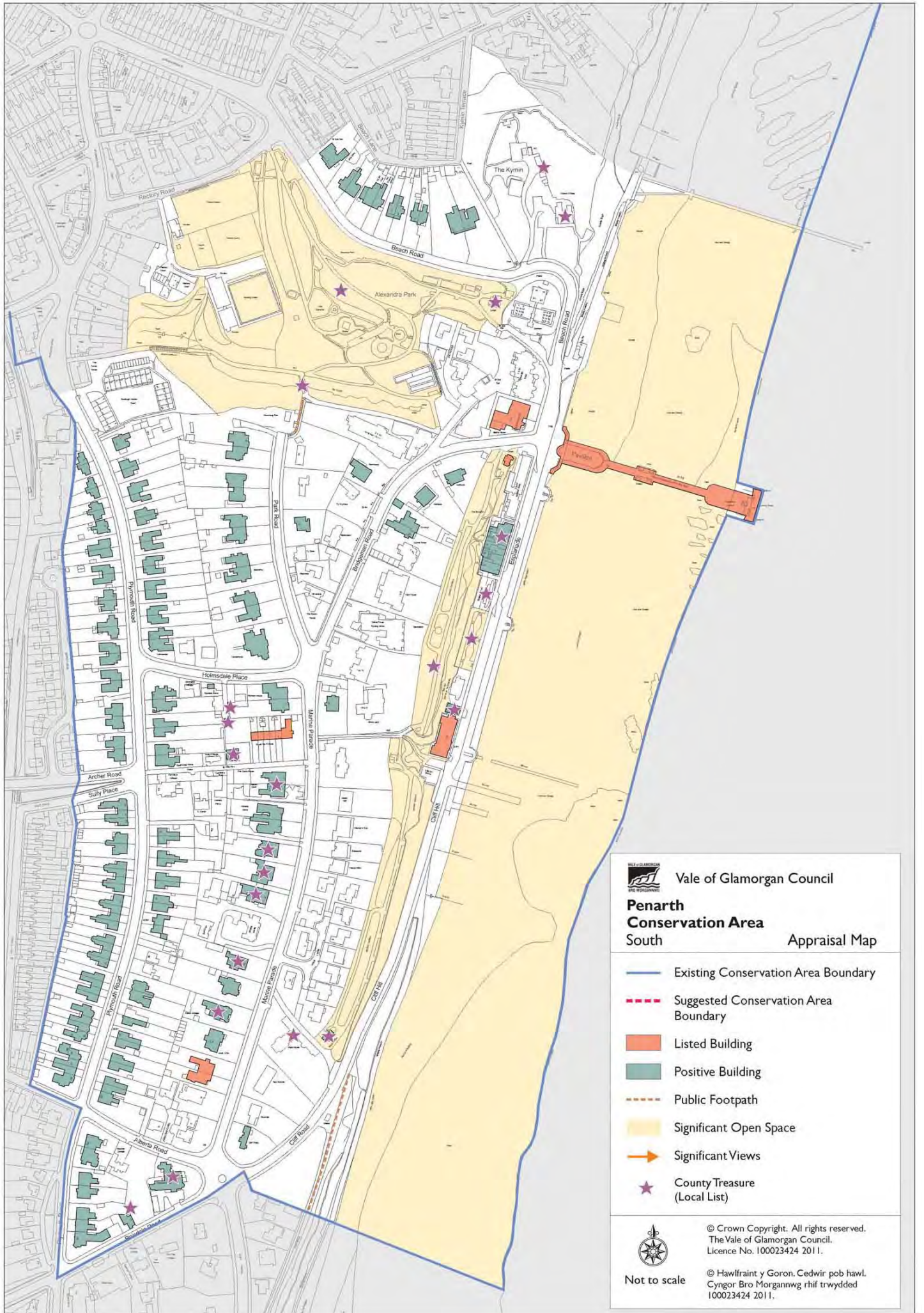
78 Plymouth Road	63 Stanwell Road
79 Plymouth Road	64 Stanwell Road
80 Plymouth Road	65 Stanwell Road
81 Plymouth Road	66 Stanwell Road
82 Plymouth Road	67 Stanwell Road
83 Plymouth Road	68 Stanwell Road
84 Plymouth Road	69 Stanwell Road
85 Plymouth Road	71 Stanwell Road
86 Plymouth Road	72 Stanwell Road
87 Plymouth Road	73a Stanwell Road
89 Plymouth Road	74 Stanwell Road
90 Plymouth Road	76 Stanwell Road
92 Plymouth Road	78 Stanwell Road
93 Plymouth Road	80 Stanwell Road
94 Plymouth Road	82 Stanwell Road
98 Plymouth Road	84 Stanwell Road
100 Plymouth Road	88 Stanwell Road
101 Plymouth Road	90 Stanwell Road
103 Plymouth Road	92 Stanwell Road
104 Plymouth Road	94 Stanwell Road
105 Plymouth Road	96 Stanwell Road
108 Plymouth Road	98 Stanwell Road
110 Plymouth Road	100 Stanwell Road
112 Plymouth Road	102 Stanwell Road
118 Plymouth Road	104 Stanwell Road
1 Rectory Road	108 Stanwell Road
2 Rectory Road	110 Stanwell Road
3 Rectory Road	Cefn Bryn Cottage Tower Hill
4 Rectory Road	Oakland Mews Tower Hill
5 Rectory Road	Holly Cottage Tower Hill
2 Roseberry Place	The Tower Tower Hill
3 Roseberry Place	Oaklands Cottage Tower Hill
4 Roseberry Place	1 Victoria Avenue
10 Stanwell Road	2 Victoria Avenue
30 Stanwell Road	3 Victoria Avenue
32 Stanwell Road	4 Victoria Avenue
34 Stanwell Road	5 Victoria Avenue
35 Stanwell Road	10 Victoria Road
37 Stanwell Road	16 Victoria Road
38 Stanwell Road	17 Victoria Road
39 Stanwell Road	18 Victoria Road
40 Stanwell Road	21 Victoria Road
41 Stanwell Road	23 Victoria Road
42 Stanwell Road	26 Victoria Road
43 Stanwell Road	27 Victoria Road
44 Stanwell Road	28 Victoria Road
45 Stanwell Road	30 Victoria Road
46 Stanwell Road	31 Victoria Road
50 Stanwell Road	32 Victoria Road
51 Stanwell Road	33 Victoria Road
53 Stanwell Road	34 Victoria Road
58 Stanwell Road	35 Victoria Road
59 Stanwell Road	38 Victoria Road
60 Stanwell Road	42 Victoria Road
61 Stanwell Road	46 Victoria Road
62 Stanwell Road	48 Victoria Road


1 Victoria Square	10 Windsor Terrace
1a Victoria Square	11 Windsor Terrace
2 Victoria Square	12 Windsor Terrace
3 Victoria Square	13 Windsor Terrace
4 Victoria Square	14 Windsor Terrace
5 Victoria Square	15 Windsor Terrace
6 Victoria Square	16 Windsor Terrace
7 Victoria Square	17 Windsor Terrace
9 Victoria Square	18 Windsor Terrace
10 Victoria Square	19 Windsor Terrace
11 Victoria Square	20 Windsor Terrace
14 Victoria Square	21 Windsor Terrace
21 Victoria Square	25 Windsor Terrace
22 Victoria Square	26 Windsor Terrace
26 Victoria Square	27 Windsor Terrace
27 Victoria Square	28 Windsor Terrace
5 Westbourne Road	29 Windsor Terrace
7 Westbourne Road	31 Windsor Terrace
8 Westbourne Road	32 Windsor Terrace
10 Westbourne Road	Ember Windsor Terrace Lane
13 Westbourne Road	Conway Windsor Terrace Lane
14 Westbourne Road	Nova Windsor Terrace Lane
15 Westbourne Road	Dunkerry [Wentworth] Clive Crescent
16 Westbourne Road	8 Roseberry Place
18 Westbourne Road	
19 Westbourne Road	
20 Westbourne Road	
21 Westbourne Road	
22 Westbourne Road	
23 Westbourne Road	
24 Westbourne Road	
25 Westbourne Road	
26 Westbourne Road	
28 Westbourne Road	
30 Westbourne Road	
31 Westbourne Road	
32 Westbourne Road	
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36 Westbourne Road	
37 Westbourne Road	
38 Westbourne Road	
39 Westbourne Road	
40 Westbourne Road	
42 Westbourne Road	
43 Westbourne Road	
44 Westbourne Road	
46 Westbourne Road	
48 Westbourne Road	
52 Westbourne Road	
2 Windsor Terrace	
5 Windsor Terrace	
6 Windsor Terrace	
7 Windsor Terrace	
8 Windsor Terrace	
9 Windsor Terrace	




## **Appendix 6**

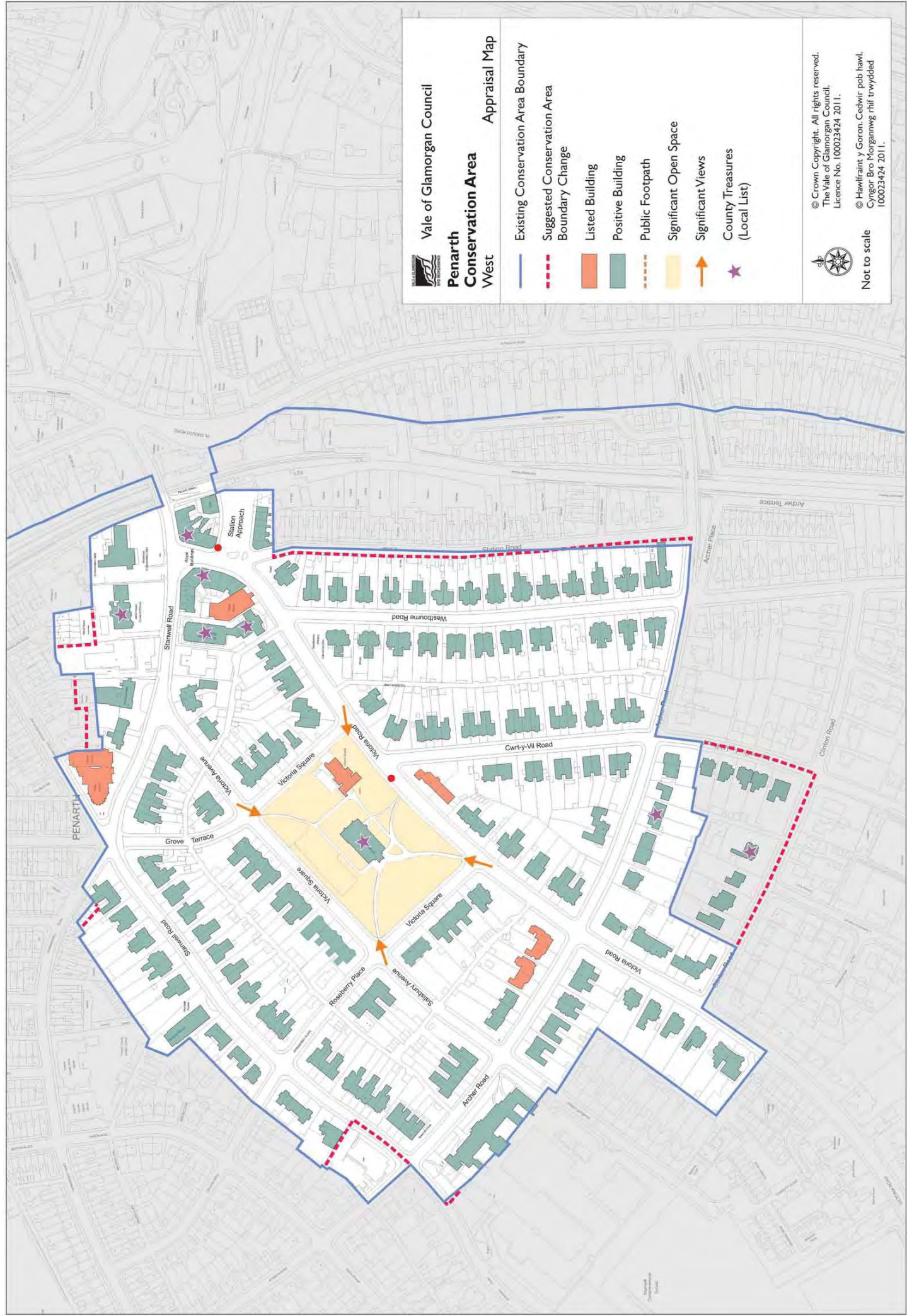
### **Townscape Appraisal Maps**




**Vale of Glamorgan Council**  
**Penarth Conservation Area**  
**South Appraisal Map**

-  Existing Conservation Area Boundary
-  Suggested Conservation Area Boundary
-  Listed Building
-  Positive Building
-  Public Footpath
-  Significant Open Space
-  Significant Views
-  County Treasure (Local List)

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Vale of Glamorgan Council

**Penarth Conservation Area West**

**Appraisal Map**

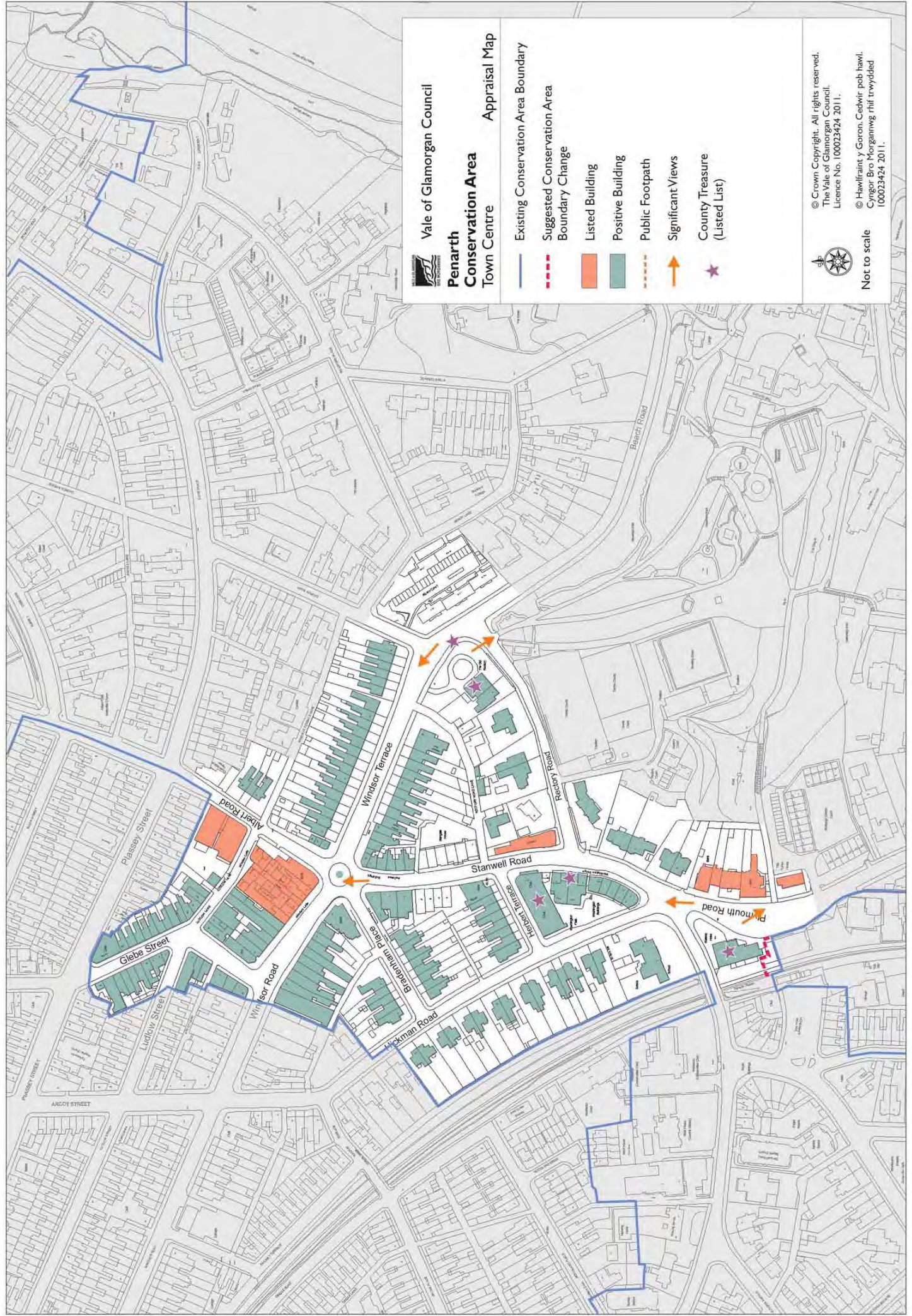
- Existing Conservation Area Boundary
- Suggested Conservation Area Boundary Change
- Listed Building
- Positive Building
- Public Footpath
- Significant Open Space
- Significant Views
- County Treasures (Local List)



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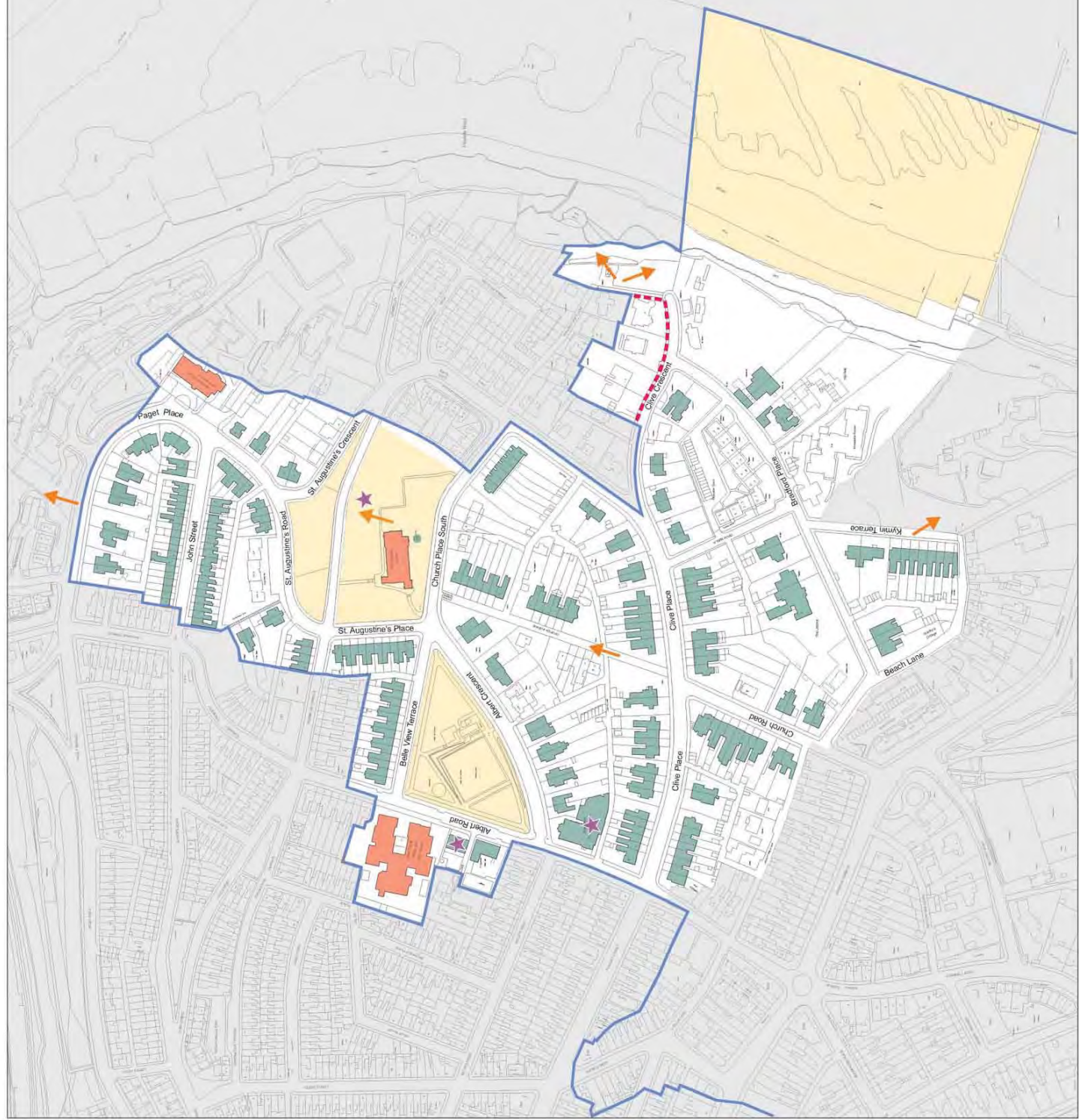
Vale of Glamorgan Council  
**Penarth Conservation Area**  
 Town Centre Appraisal Map

- Existing Conservation Area Boundary
- Suggested Conservation Area Boundary Change
- Listed Building
- Positive Building
- Public Footpath
- Significant Views
- County Treasure (Listed List)

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Vale of Glamorgan Council

### Penarth Conservation Area North

#### Appraisal Map

- Existing Conservation Area Boundary
- Suggested Conservation Area Boundary Change
- Listed Building
- Positive Building
- Public Footpath
- Significant Open Space
- Significant Views
- County Treasure (Local List)



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# QUESTION 21

Pen Y Garth Mansions - Location plan

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