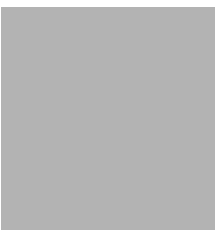


QUESTIONNAIRE





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 Development 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:	APP/Z6950/A/15/3018505		
Appeal by:	Mr. Kenny Willan		
Appeal site:	42, Stanwell Road, Penarth		
Grid Ref:	E: 318176	N: 171470	

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 <u>unaccompanied</u> 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
OR	Do the Authority wish to appear before and be heard by an Inspector at: a. a local inquiry? b. a hearing?	<input type="checkbox"/>	<input type="checkbox"/>								
2a	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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
	<div style="border: 1px solid black; padding: 5px;">Rooflights can be seen from Stanwell Road and dormer loft conversion can be seen from Grove Terrace.</div>										
2b	Is it essential for the Inspector to enter the site to check measurements or other relevant fact? 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	<div style="border: 1px solid black; height: 40px;"></div>										
2c	Are there any known health and safety issues that would affect the conduct of the site Inspection? If YES, please describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
	<div style="border: 1px solid black; height: 40px;"></div>										
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:										
	<table border="1"> <tr> <td>Name</td> <td>Lisa Chichester</td> <td>Phone No.</td> <td>01446 704691</td> </tr> <tr> <td>E-mail</td> <td colspan="3">LMChichester@valeofglamorgan.gov.uk</td> </tr> </table>	Name	Lisa Chichester	Phone No.	01446 704691	E-mail	LMChichester@valeofglamorgan.gov.uk				
Name	Lisa Chichester	Phone No.	01446 704691								
E-mail	LMChichester@valeofglamorgan.gov.uk										

		YES	NO
4	Does the appeal relate to an application for approval of reserved matters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Was a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area consent) certificate submitted with the application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Is the appeal site within:		
	a. a green belt? If YES, please specify which: <input style="width: 400px; height: 20px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. an Area of Outstanding Natural Beauty? If YES, please specify which: <input style="width: 400px; height: 20px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9a	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. <input style="width: 600px; height: 40px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9b	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. <input style="width: 600px; height: 40px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11a	Is the site in a Conservation Area? If YES, please attach a plan of the Conservation Area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11b	Does the appeal relate to an application for conservation area consent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a	Does the proposed development involve the demolition, alteration or extension of a Grade I/II*/II listed building? Date of Listing <input style="width: 100px; height: 20px;" type="text"/> Grade I <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12b	Would the proposed development affect the setting of a listed building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a	Would the proposals affect an Ancient Monument (whether scheduled or not?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b	Was Cadw consulted? Please send a copy of any comments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16a	If flooding an issue?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16b	Has a Flood Risk Assessment been submitted? If YES, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18a	Is the appeal site in or adjacent to, or likely to affect, an SSSI? If YES, please attach the comments of the Countryside Council for Wales.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18b	Are any protected species likely to be affected by the proposals? If YES, please attach details.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Impact Assessment

Schedule 1

YES NO

19a. (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

19b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

(ii) If, YES, under which description of development in Column 1? (ie no's 1-13)

19c. Is the development within or partly with a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please provide details below:

Screening

19d. (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

(ii) If YES, did the SO state that the proposed development is EIA development as defined by the EIA regulations? If you decided that the proposed development is not EIA development as defined by the EIA regulations, please give brief reasons for your opinion:

Environmental Screening (ES)

19e. Has the appellant supplied an Environmental Statement? Please supply any related correspondence from statutory consultees and others that you may have had 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

19f. If applicable, please supply a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012.

20. 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.

21. If your Authority's CIL (The Community Infrastructure Levy Regulations 2010 - No. 948) charging schedule is being/has been examined, the date the CIL is likely to adopted OR if the CIL has been adopted, the date of the adoption.

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

22a. A copy of the letter with which you notified people about the appeal;

22b. A list of the people you notified and the deadline you gave for their comments to be sent to us;

22c. All representations received from interested persons about the original application;

22d. Any comments or directions received from the Welsh Government, other Government Departments or statutory agencies/undertakers whether or not as a

Not before October 2016

22e **The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;**



22f **Any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice;**



22g **Extracts from any relevant statutory Development Plan policies (even if you intend to rely more heavily on the emerging plan). You must include the from 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

The Vale of Glamorgan Adopted Unitary Development Plan 1996-2011
Policies ENV 17, 20 & 27. TRAN 10.
Strategic Policies 1 & 2.

22h **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 guidance

Penarth Conservation Area Appraisal and Mangement Plan 2011.

22i **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 documents

Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 - Penarth Article 4 Direction June 1999.

22j **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 statement;**



22k **Any other relevant information or correspondence you consider we should know;**



22l **2 plans of the site - (1:10,000 & 1:1250) reproduced from O.S. digital map;**



FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

23 - **Do you intend to send a 6 week statement about this appeal?**



Authority's reference: 2015/00055/FUL

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

Completed by Lisa Chichester

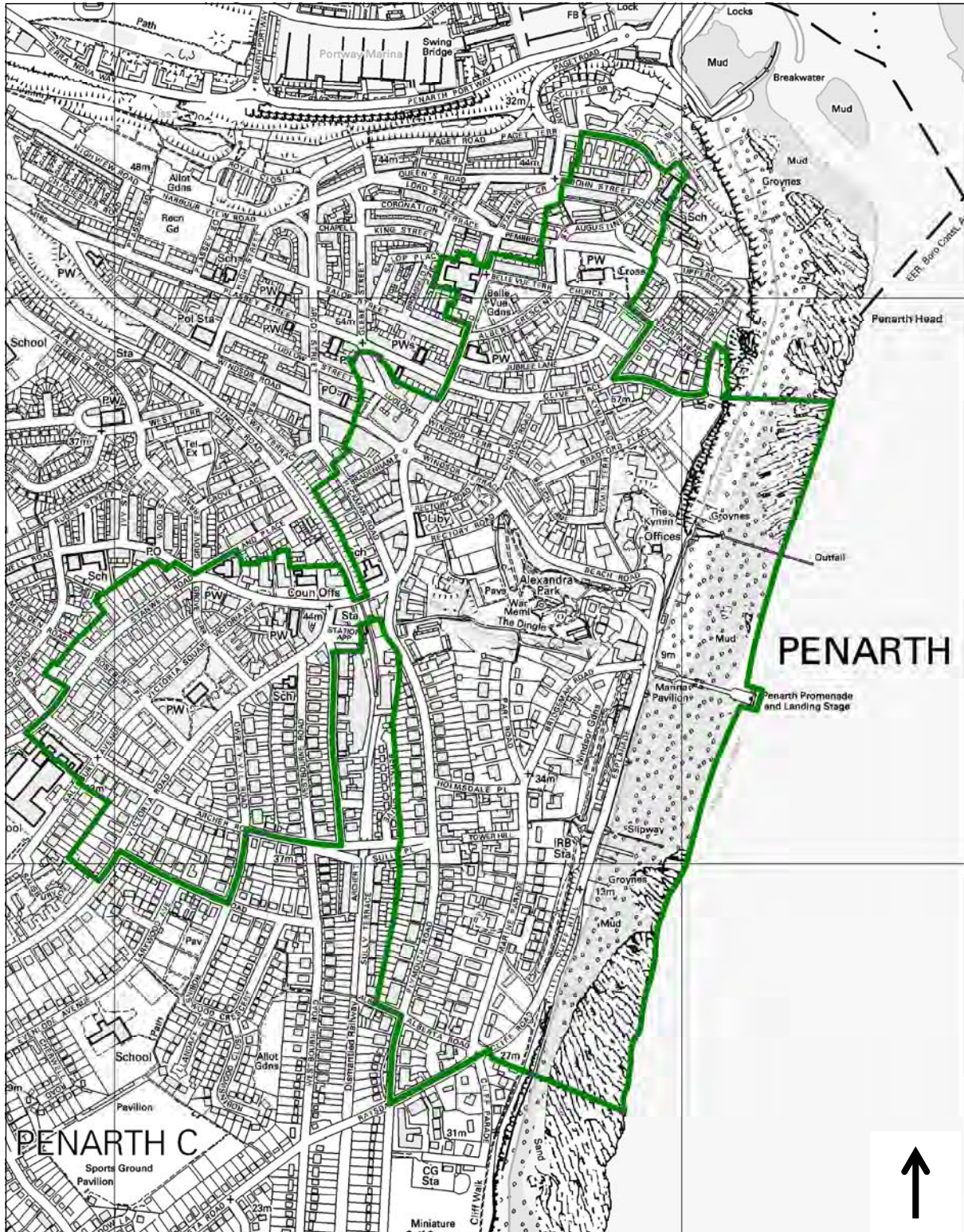
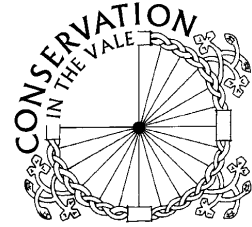
On behalf of Vale of Glamorgan Council

Date sent 21st May 2015

Please tell us of any changes to the information you have give on this questionnaire

QUESTION 11a

Penarth Conservation Area



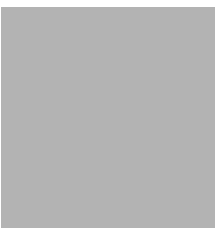
For further information please contact the Conservation & Design Team:
 (01446) 704626 / 8
www.valeofglamorgan.gov.uk

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

Not to Scale. For illustrative purposes only.

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QUESTION22a



QUESTION
22a

Date/Dyddiad: 20 May 2015
Ask for/Gofynwch am: Mrs. Lisa Chichester
Telephone/Rhif ffon: (01446) 704691
Your Ref/Eich Cyf: APP/Z6950/A/15/3018505
My Ref/Cyf: P/DC/LMC/2015/00055/FUL

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
e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk



SEE DISTRIBUTION LIST

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 78 APPEAL

APPLICATION NOS.: 2015/00055/FUL
SITE: 42, STANWELL ROAD, PENARTH
PROPOSAL: DORMER LOFT CONVERSION
APPEAL BY: MR. KENNY WILLAN,

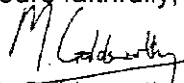
I am writing to inform you that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal follows the decision of this Council to refuse planning permission for the development described above. The appeal is to be determined on the basis of an exchange of **written 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. If you wish to make any representations, you should use the forms which can be found on the Council's web site at:

http://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/appeals/planning_appeals.aspx and send these direct to **The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ**, quoting the reference **APP/Z6950/A/15/3018505**. You can also make your representations on-line at www.planningportal.gov.uk. Such comments must be submitted no later than **19 June 2015**. 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 www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp 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. Hayley I Kemp on 01446 704672, or Mrs. Lisa Chichester, on 01446 704691.

Yours faithfully,


M. Goldsworthy

Operational Manager Development & Building Control

QUESTION 22b

Appeals Notifications Distribution List

Appeal Reference: 15/3018505


Name:	Address:	Date Sent:
The Owner/Occupier	40 Stanwell Road, Penarth, Vale of Glamorgan. CF64 2EY	20/5/15
The Owner/Occupier	44 Stanwell Road, Penarth, Vale of Glamorgan. CF64 2EY	
The Owner/Occupier	4 Victoria Road, Penarth, Vale of Glamorgan. CF64 3EN	
The Owner/Occupier	5 Victoria Road, Penarth, Vale of Glamorgan. CF64 3EN	
The Owner/Occupier	Victoria Private Day Nursery, 6 Victoria Road, Penarth, Vale of Glamorgan. CF64 3EN	
Ms Amanda Leader	6, Victoria Avenue, Penarth, Vale of Glamorgan CF643EN	
Penarth Town Council	By email	
Councillor Wilson	By email	
Councillor Mrs. Birch	10, Victoria Square, Penarth. CF64 3EJ	

QUESTION 22c

Edgerton, Elaine

From: Planning&Transport@valeofglamorgan.gov.uk
Sent: 28 January 2015 14:52
To: Planning & Transportation (Customer Care)
Subject: New comments for application 2015/00055/FUL

New comments have been received for application 2015/00055/FUL at site address: 42, Stanwell Road, Penarth

from Ms Amanda Leader 

Address:
6, Victoria Avenue,,Penarth,,Vale of Glamorgan,CF643EN

Comment type:
Objection

Comments:

I have seen the dormer loft conversion that has been put into 42, Stanwell Road. I understand that the work was carried out prior to obtaining planning permission. As we are all in a conservation area I find this incredulous. The dormer loft conversion was carried out 'under wraps'. I find that we are looking out onto it everyday and it is not in keeping with the surrounding houses. It is an eyesore and highly likely to set a precedent for other householders. It has altered the character of the area and I strongly object to it. The photographs that I have seen which have been submitted are taken at very clever angles and it is much bigger than it looks. Why is it that the rest of us have had to go through stringent planning checks to have any work done yet this has been allowed?

Case Officer:
Mr. Matthew Eaves

QUESTION22d

Penarth Town Council

Mr M Goldsworthy - Oper. Man. Develop & Build. Control
Vale of Glamorgan Council
The Dock Office
Barry Dock
Barry
CF63 4RT

Shan Bowden - Town Clerk
West House
Stanwell Road
Penarth
CF64 2YG

Telephone 02920 700721
Fax 02920 712574

Case Officer :

Date 05/02/2015

Application No 15/00055/FUL

Type : OFF.DEL.

Status : 0 New Application

Date Received : 22/01/2015

Applicant : Willan Mr. K.
42 Stanwell Road
Stanwell Road
PENARTH

Agent/Architect : Amplexus Conversions
39 Diamond Street
CARDIFF

Location : 42 Stanwell Road
Stanwell Road
PENARTH

Parish :
N.G.R. :


Road Class :

Proposal : Dormer loft conversion

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Penarth Town Council have considered the Application No 15/00055/FUL and observations thereon are as follows :

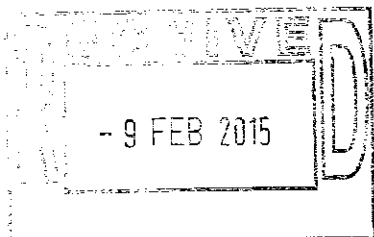
THAT the application should be refused because it is considered to be an overbearing and innocuous form of development within the Penarth Conservation Area.

Signed  Town Clerk

Dated : 5/2/15

on behalf of : Penarth Town Council

JMC/ME
13



MEMORANDUM / COFNOD

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



To / I:	Matthew Eaves	From / Oddi Wrth:	Conservation and Design
Dept / Adran:	Development Management	My Ref / Fy Cyf:	
Date / Dyddiad:	09 February 2015	Tel / Ffôn:	(01446) 704628
Your Ref / Eich Cyf:	2015/00055/FUL	Fax / Ffacs:	(01446) 421392

Subject / Testyn: **Planning Application No. 2015/00055/FUL**
Location : 42, Stanwell Road, Penarth
Proposal : Dormer loft conversion

The main issue to be considered is the effect of the development on the character and appearance of the conservation area. I am mindful that this is a retrospective application seeking to regularise work that has already been completed.

The scheme has been completed on a rear elevation and whilst there may be more scope to introduce extensions which do not harm the character or appearance of the conservation area I am mindful of how visible the rear elevations of this part of Stanwell Road are from Grove Terrace. Indeed, due to the situation of the building in relation to Trinity Church the roof scape of this part of Stanwell Road is of some significance and forms part of the character of the conservation area.

The scheme as developed is, therefore, regrettable. I note the highest part of the extension is below the ridge of the principal roof, however, the extension appears bulky and relates poorly to the building in part because of its size but also its relationship with secondary roof to the rear projection which it is significantly higher than.

For the reasons outlined above I conclude that I cannot support the application and recommend refusal.

Peter Thomas
Senior Planner (Conservation and Design)

QUESTION22e

Mr. Kenny Willan, 42, Stanwell Road, Penarth, Vale of Glamorgan, CF64 2EY
Mr. Chris Pitman, Amplexus Conversions, 39, Diamond Street, Cardiff, CF24 1NQ

42, Stanwell Road, Penarth

Dormer loft conversion

SITE AND CONTEXT

The site relates to mid terrace property .The property is a two storey, Victorian/ Edwardian brick property in a row of similarly designed dwellings, The dwelling is located in the Penarth Conservation Area and fronts onto Stanwell Road and the grade 11 listed trinity Methodist Church. The dwelling is covered by an Article 4 direction.

There dwelling backs onto a rear lane and views of the rear of the dwelling can be seen from Grove Terrace.

DESCRIPTION OF DEVELOPMENT

To retain a slate finished dormer extension to the rear and side return elevations and two rooflights to the front elevation .

PLANNING HISTORY

None

CONSULTATIONS

Penarth Town Council: should be refused because it is considered to be an overbearing and incongruous form of development in the Penarth Conservation Area.

Stanwell Ward members were consulted, no comments received.

REPRESENTATIONS

No comments received.

REPORT

Planning Policies and Guidance

Unitary 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 Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18th April 2005, and within which the following policies are of relevance:

Strategic Policies:

1 & 2 - THE ENVIRONMENT

Policy:

ENV17	- PROTECTION OF BUILT AND HISTORIC ENVIRONMENT
ENV20	- DEVELOPMENT IN CONSERVATION AREAS
ENV27	- DESIGN OF NEW DEVELOPMENTS
TRAN10	- PARKING

Whilst the UDP is the statutory development plan for the purposes of section 38 of the 2004 Act, some elements of the adopted Vale of Glamorgan Unitary Development Plan 1996-2011 are time expired, however its general policies remain extant and it remains the statutory adopted development plan. As such, chapter 2 of Planning Policy Wales (Edition 7, 2014) provides the following advice on the weight that should be given to policies contained with the adopted development plan:

*‘2.7.1 Where development plan **policies** are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications. This will ensure that decisions are based on policies which have been written with the objective of contributing to the achievement of sustainable development (see 1.1.4 and section 4.2).*

2.7.2 It is for the decision-maker, in the first instance, to determine through review of the development plan (see 2.1.6) whether policies in an adopted development plan are out of date or have been superseded by other material considerations for the purposes of making a decision on an individual planning application. This should be done in light of the presumption in favour of sustainable development (see section 4.2).’

With the above advice in mind, the policies relevant to the consideration of the application subject of this report are not considered to be outdated or superseded. The following policy, guidance and documentation support the relevant UDP policies.

Planning Policy Wales:

National planning guidance in the form of Planning Policy Wales (Edition 7, July 2014) (PPW) is of relevance to the determination of this application.

Chapter 4 deals with planning for sustainability – Chapter 4 is important as most other chapters of PPW refer back to it, part 4.2 and 4.3.1 in particular

Chapter 6 in relation to conservation areas and development indicates:

“6.5.16 There is no statutory requirement to have regard to the provisions of the development plan when considering applications for conservation area consent, since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superseded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply.

6.5.17 Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest. The Courts have held that the objective of preservation can be achieved either by development which makes a positive contribution to an area’s character or appearance, or by development which leaves character and appearance unharmed.”

In relation to conservation areas and development which would otherwise be permitted development indicates:

“6.5.21 The objectives of conservation area designation can generally be met through a planning authority’s development planning and development management functions. The General Permitted Development Order requires planning applications for certain types of development in conservation areas which outside these areas would be classified as permitted development. In exceptional circumstances, to help to protect features that are key elements of the character and appearance of particular conservation areas and where there is a real and specific threat, local planning authorities can also withdraw specific permitted development rights through the use of Article 4 Directions. The designation of a conservation area does not in itself automatically justify making an Article 4 Direction”

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 (2014)

Supplementary Planning Guidance:

In addition to the adopted Unitary Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Penarth Conservation Area Appraisal and Management Plan Appraisal 2011

Welsh office Circular 61/96 Planning and the Historic Environment :Historic Buildings and Conservation Areas

The Issues:

The issues to be considered are the acceptability of the retention of the as built rear dormer additions and the two rooflights to the front elevation in terms of their impact on the setting and character of the dwelling in this consideration area and the impact on neighbours' privacy and amenity.

In considering development in a conservation area the local planning authority must, under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, pay special attention to the desirability of preserving or enhancing the character for appearance of a conservation area.

An article 4 Direction was introduced in the Penarth Conservation Area in 1999 covering removal of works otherwise considered permitted development.

In assessing the application for retention of the works the local planning authority has considered the above requirement fully. The development is considered to be of very poor design and scale. The bulk of the additions to the rear elevation is considered to be wholly unsympathetic to the setting and character of development the area. The dormer is visible from the rear lane and from the adjoining streets and in particular from that part of Grove Terrace which runs to the west of the site. Due to its bulk and detailing of fenestration the dormer is considered to represent a very harmful addition to the rear roof slope when viewed from Grove Terrace. The dormer addition seen from this angle is also considered to detract from the roofline of the terrace. It also diminishes the views towards the tower of the listed Trinity Methodist Church, which is clearly visible form Grove Terrace, and disrupts the roofline of the row of properties. The development is considered to detract from the roof scape and the setting of development in this part of the conservation area.

Whilst the application has used slate as a finish for the cheeks of the dormer additions, the significant bulk of the development and the unsympathetic fenestration, in terms of scale and design, is such that there is considered to be significant harm to the setting of the conservation area.

The Penarth Conservation Area appraisal and Management Plan identifies the negative impact of both poorly scaled and designed development as well as the harm caused by incremental changes to features of buildings in conservation areas. The local planning authority introduced an Article 4 Direction to seek to control and prevent such harm. In this respect rooflights to the front elevation would be strictly controlled. In this case two rooflights have been inserted into the front elevation. They are of a standard design and as a consequence break the roof profile. Whilst rooflights appear on one other property in the immediate group and on another in the next block, these do not have a planning history and are assumed to pre-date the Article 4. Even if a rooflight were deemed acceptable, the local planning authority would require that conservation rooflights be installed. The rooflights as installed are not considered to preserve for enhance the character and setting of the conservation area.

In assessing the scheme as a whole the local planning authority has had regard to both local and national policy guidance for development in conservation area. The development is considered to be contrary to the national policy detailed above and also to policies in the UDP. In this respect Policy ENV17 requires that

THE ENVIRONMENTAL QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT WILL BE PROTECTED. DEVELOPMENT WHICH HAS A DETRIMENTAL EFFECT ON THE SPECIAL CHARACTER APPEARANCE OR SETTING OF:

- (i) A BUILDING OR GROUP OF BUILDINGS, STRUCTURE OR SITE OF ARCHITECTURAL OR HISTORIC INTEREST, INCLUDING LISTED BUILDINGS AND CONSERVATION AREAS;**

Policy Env20 further requires:

PROPOSALS FOR NEW DEVELOPMENT OR ALTERATIONS TO BUILDINGS OR FEATURES WITHIN CONSERVATION AREAS WILL BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER OF THE CONSERVATION AREA. SUCH PROPOSALS WILL NEED TO REFLECT:

- (i) THE SCALE, DESIGN, LAYOUT, CHARACTER, MATERIALS AND SETTING OF THOSE BUILDINGS WHICH ESTABLISH THE CHARACTER OF THE AREA;**

The development is considered to be out of accordance with these policies and the criteria highlighted above.

As indicated the article 4 direction and the more recent appraisal and management plan for the conservation area have sought to control the detail of development as well as the wider setting to ensure that the special interest of the conservation area is safeguarded.

The Appraisal and management plan indicates:

“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.” (Penarth Conservation Area Appraisal).

It is considered that the rooflights to the front elevation detract from the overall character of the development on this primary frontage.

Amenity and privacy of neighbours: It is considered that whilst the dormer affects amenity visually as it can clearly be seen from neighbouring property, neither the dormer nor the rooflights affect the privacy of adjoining occupiers .

Conclusion:

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 comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

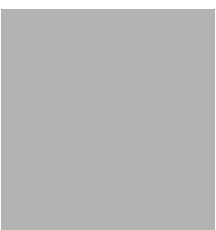
Having regard to Policies ENV17 - Protection of Built and Historic Environment, ENV20 – Development in Conservation Areas and ENV27 – Design of New Developments the scale, design and detailing of the dormer additions and the rooflights to the front elevation are considered to be detrimental to the setting and character of the Penarth Conservation Area being considered wholly inappropriate and therefore fail to preserve or enhance the Conservation Area.

RECOMMENDATION

REFUSE (W.R.)

1. The scale, design and detailing of the dormer additions and the roof lights to the front elevation are considered to be detrimental to the setting and character of the Penarth Conservation Area being considered unsympathetic and thus wholly inappropriate and therefore they fail to preserve or enhance the character and setting of the Conservation Area. The development is considered to be contrary to policies ENV17 Protection of Built and Historic Environment, ENV20 Development in Conservation Areas and ENV27 Design of New Developments of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, the Penarth Conservation Area Appraisal and Management Plan 2011 and national guidance for development in conservation areas including Welsh Office Circular 61/96. 'Planning and the Historic Environment: Historic Buildings and Conservation Areas'.

QUESTION22g



QUESTION
22g

The Vale of Glamorgan



***Adopted
Unitary
Development
Plan***

1996 - 2011

Rob Quick B.A. (Hons), Dip T.P., M.R.T.P.I.

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Built Environment

TOWNSCAPES

3.4.52 The Vale of Glamorgan possesses varied and important townscapes, which provide the basis on which conservation policy is formulated and around which a programme of environmental enhancements can be implemented.

Barry

3.4.53 Barry is a maritime industrial town, which saw its major growth around the turn of the century when the Docks were built. Its old core still focuses on the Dock area and town centre commercial core. 20th Century development has largely taken place on the periphery of the town.

3.4.54 The older areas of Barry are characterised by a range of attractive residential terraces, distinctly Victorian and Edwardian in character and incorporating significant changes in building levels due to the hillside setting of much of the town. Many of these terraces provide dramatic views of the Dockland area, Barry Island and the Bristol Channel. Unfortunately, infill development in the older areas of the town has not always complemented the scale and style of the original built up areas.

3.4.55 The public and commercial elements of the built environment in Barry do not make as large a contribution to the townscape as is normally the case in British towns. Barry's most impressive Victorian building, the Docks Board Office is isolated from the rest of the town by the railway line, which separates the town from the Dock.

3.4.56 Holton Road, King Square and High Street still retain a significant number of their original Victorian/Edwardian facades, and the imposing Town Hall façade is intended to be retained in a major commercial redevelopment scheme.



Holton Road, Barry



Town Hall, Barry

Penarth

3.4.57 Penarth differs from Barry in that the development of the Dock and the associated terraced housing was not the dominant factor in the creation of the present day townscape. More important was the suburbanisation of Penarth by the 19th Century middle classes who valued the attractive coastal setting of the town and recognised the commercial advantages of its proximity to Cardiff. The northern



section of Penarth is not unlike the traditional core of Barry in that it is characterised by Victorian terraces situated between the Dock and the commercial centre. Many of the properties front directly on the street giving the area an essentially urban character.

- 3.4.58** The areas south and west of the town centre feature wide tree lined roads of large detached or semi detached housing representative of Penarth's Victorian prosperity. During this period, Penarth also enjoyed a degree of popularity as a holiday resort, evidence of which remains in the form of the Pier, Esplanade, Alexandra Park, Cliff Walk and the Italian Gardens.



The Esplanade, Penarth



Alexandra Park, Penarth



Italian Gardens, Penarth

- 3.4.59** 20th Century development has seen the reinforcement of Penarth's suburban townscape through the substantial private and local authority housing development mainly in south and west Penarth.

Cowbridge

- 3.4.60** Cowbridge, unlike Barry and Penarth, was established as a substantial settlement prior to the industrial revolution. Indeed the origins of the settlement date back as early as the 1st Century, which makes Cowbridge one of the earliest settlements in the Vale of Glamorgan.
- 3.4.61** During the 17th and 18th centuries Cowbridge became the principal market town for the area. The prosperity during this period led to the construction of a number of fine buildings in the Eastgate/High Street/Westgate area. Many of these buildings still remain and make a significant contribution to the character of the historic commercial core of the town.
- 3.4.62** The historic core of Cowbridge is characterised by a traditional mix of residential, commercial and retail uses in the centre. Whilst the traditional pattern of mixed land uses have undergone considerable change during this Century, with many services now occupying ground floor units and the under occupation of upper floors, the essential historic character of Cowbridge still remains.
- 3.4.63** The development of Cowbridge directly relates to the burgage plot pattern of the medieval settlement. The settlement is therefore linear in character dominated by the High Street with the focal point being the Town Hall. The medieval Town Walls are still evident in places and encircle the core of the town. The walls enfold the important group of buildings facing Church Street: the Church, Cowbridge Old Grammar School and the South Gate; an ancient monument. This differentiates



Cowbridge from Llantwit Major as the scale and form of High Street gives a distinctly urban character to Cowbridge despite it being only a third of the population of Llantwit Major. The Cowbridge Walled Town Study commissioned by the Council in 1995 identifies the town centre's special qualities and sets out proposals for their enhancement. The findings of the study will inform the preparation of the Cowbridge and Llanblethian Conservation Area Appraisal.

- 3.4.64** As is often the case in small towns and villages the problem of traffic congestion is substantial although the majority of through traffic has been diverted with the construction of the bypass.

Llantwit Major

- 3.4.65** Evidence suggests that a settlement has existed in the Llantwit Major vicinity since the Iron Age and this ancient heritage has had a significant influence on the present day townscape.
- 3.4.66** Llantwit Major is notable for its medieval street pattern, for its unspoilt countryside setting (particularly to the south and west) for the fields within the town along the Ogney Brook, and for the numerous buildings of architectural and historic interest. Unlike Cowbridge, the historic core of Llantwit Major has the feel of a rural village.

Villages

- 3.4.67** There are a number of villages in the Rural Vale of early medieval origins, many of which formed the basis of original agricultural communities. Although the character of some of these villages has been effected by insensitive infilling they nevertheless form the largest components of the Vale of Glamorgan's Conservation Areas.

Church and Village Square at Llanmaes



Conservation

- 3.4.68** All Local Planning Authorities are obliged to determine areas worthy of preservation due to their special architectural or historic interest and which are then designated as Conservation Areas.
- 3.4.69** The wealth of architectural heritage in the Vale of Glamorgan is demonstrated by the high number of Conservation Areas. In total, there are currently 38 designated



areas within the Vale ranging from the largest, Penarth - which encompasses an extensive built up area - to St.Georges-Super-Ely containing only a handful of buildings.



Map of the Vale showing all of the Conservation Areas

3.4.70 The purpose of designating Conservation Areas is to afford protection to the combination of features which give an area its special character and attraction. These features may include urban and village patterns, individual and groups of buildings, attractive open spaces, historical artefacts, landscapes and trees. Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that every Local Authority shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Welsh Office Circular 61/96 sets out some broad criteria for the assessment of areas worthy of designation. These can justify and inform the review and assessment of existing Conservation Areas and justify the designation of new ones. The following criteria will be applied in the assessment of whether an area is of special interest:

- The identification of distinctive and well-preserved buildings of historic and/or architectural merit.
- The identification of secondary buildings which contribute to the distinctive quality and identity of the townscape. These buildings may, by virtue of their materials, design or relationship with other buildings, form an important background to buildings of historic and/or architectural merit.
- The identification of the distinctive urban / rural quality which embodies the special character of the area.
- A combination of landscape setting and features; scale and relationship of buildings and the spaces around them; architectural detailing and materials; street furniture; use of enclosure; use of colour, rhythm and texture; legibility and hierarchy of public and private spaces.



- The identification of landmark buildings and / or landscape features which contribute to townscape identity by providing focal points for views and vistas in and out of the area.
- The identification of landscape features which form part an integral part of either the setting or interior of the area. These can include important trees, hedgerows, village greens, parkland, gardens or a network of private and public open spaces.

3.4.71 There are a range of special controls, which afford Conservation Areas additional protection over and above normal planning control:

- *A building within a Conservation Area may not be demolished without first obtaining Conservation Area Consent. Churches in ecclesiastic use are exempt.*
- *Minor forms of development which are normally “permitted” without planning permission may be subject to a Local Authority direction requiring Conservation Area Consent to be obtained prior to works being undertaken.*
- *Trees within Conservation Areas may not be felled, lopped, topped or uprooted without giving six weeks prior notice to the Local Planning Authority.*

3.4.72 A further four areas will be investigated to establish how far the criteria set out above merit their designation as Conservation Areas. These are:

- St Andrews Major
- St Donats
- Penllyn
- High Street, Barry

POLICY ENV 17 - PROTECTION OF BUILT AND HISTORIC ENVIRONMENT

THE ENVIRONMENTAL QUALITIES OF THE BUILT AND HISTORIC ENVIRONMENT WILL BE PROTECTED. DEVELOPMENT WHICH HAS A DETRIMENTAL EFFECT ON THE SPECIAL CHARACTER APPEARANCE OR SETTING OF:

- (i) A BUILDING OR GROUP OF BUILDINGS, STRUCTURE OR SITE OF ARCHITECTURAL OR HISTORIC INTEREST, INCLUDING LISTED BUILDINGS AND CONSERVATION AREAS;**
- (ii) SCHEDULED ANCIENT MONUMENTS AND SITES OF ARCHAEOLOGICAL AND/OR HISTORIC INTEREST;**
- (iii) DESIGNED LANDSCAPES, PARKS OR GARDENS OF HISTORIC, CULTURAL OR AESTHETIC IMPORTANCE WILL NOT BE PERMITTED.**



3.4.73 Planning Policy Wales 2002 defines the historic environment as encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes all of which should be protected and enhanced. The Vale of Glamorgan has a wealth of significant architectural and townscape features, well demonstrated by the many designations previously described. CCW and Cadw, in partnership with the International Council on Monuments and Sites (ICOMOS), have produced the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. Two areas within the Vale of Glamorgan have been identified as Landscapes of Outstanding Historic Interest, whilst 18 sites are included within the Register of Historic Parks and Gardens in Wales. No statutory controls have followed from the inclusion of sites within the Register, but guidance is contained within the Welsh Office Circulars 61/96 - Planning and the Historic Environment: Historic Buildings and Conservation Areas and 1/98 - Planning and the Historic Environment: Directions by the Secretary of State for Wales.

3.4.74 Policy ENV 17 seeks to ensure that this unique built and historic environment of the Vale of Glamorgan is protected and enhanced. Development which is unsympathetic or out of character with the locality or features of acknowledged importance will not be permitted. 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.

Archaeological Sites

3.4.75 The ancient history of human settlements in the Vale of Glamorgan gives the area considerable archaeological interest. The increasing number of Bronze Age, Romano-British and Medieval finds add to the knowledge of these periods and the historical significance of the area. It is important that the potential insight into local history, which the study of areas of archaeological interest can provide, is not unnecessarily lost by modern interference.

3.4.76 Planning Policy Wales 2002 requires that Plans contain policies for the protection, enhancement and preservation of sites of archaeological interest and of their setting. It is envisaged that these policies will perform an important function in establishing a framework within which development proposals which affect archaeological remains can be assessed thus aiding developers in the preparation of planning applications and Local Authorities in the decision making process.

POLICY ENV 18 - ARCHAEOLOGICAL FIELD EVALUATION

WHERE DEVELOPMENT IS LIKELY TO AFFECT A KNOWN OR SUSPECTED SITE OF ARCHAEOLOGICAL SIGNIFICANCE, AN ARCHAEOLOGICAL EVALUATION SHOULD BE CARRIED OUT AT THE EARLIEST OPPORTUNITY AND MAY BE REQUIRED BEFORE THE PROPOSAL IS DETERMINED. DETAILED PLANS WOULD NEED TO REFLECT THE CONCLUSIONS OF THE EVALUATION.

The Vale of Glamorgan Adopted Unitary Development Plan 1996-2011

Errata Sheet

Page Number Amendment

69 Policy ENV 17 – Protection of Built and Historic Environment
should read:

**THE ENVIRONMENTAL QUALITIES OF THE BUILT AND
HISTORIC ENVIRONMENT WILL BE PROTECTED.
DEVELOPMENT WHICH HAS A DETRIMENTAL EFFECT
ON THE SPECIAL CHARACTER APPEARANCE OR
SETTING OF:**

- (i) A BUILDING OR GROUP OF BUILDINGS,
STRUCTURE OR SITE OF ARCHITECTURAL OR
HISTORIC INTEREST, INCLUDING LISTED
BUILDINGS AND CONSERVATION AREAS;**
- (ii) SCHEDULED ANCIENT MONUMENTS AND SITES
OF ARCHAEOLOGICAL AND / OR HISTORIC
INTEREST;**
- (iii) DESIGNED LANDSCAPES, PARKS OR GARDENS
OF HISTORIC, CULTURAL OR AESTHETIC
IMPORTANCE**

WILL NOT BE PERMITTED.



POLICY ENV 20 - DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT OR ALTERATIONS TO BUILDINGS OR FEATURES WITHIN CONSERVATION AREAS WILL BE PERMITTED WHERE THEY PRESERVE OR ENHANCE THE CHARACTER OF THE CONSERVATION AREA. SUCH PROPOSALS WILL NEED TO REFLECT:

- (i) THE SCALE, DESIGN, LAYOUT, CHARACTER, MATERIALS AND SETTING OF THOSE BUILDINGS WHICH ESTABLISH THE CHARACTER OF THE AREA;**
- (ii) THE PATTERNS OF USE WHICH ESTABLISH THE CHARACTER OF THE AREA;**
- (iii) IMPORTANT OPEN SPACE WITHIN AND ADJOINING CONSERVATION AREAS;**
- (iv) IMPORTANT TREES AND HEDGEROWS; AND**
- (v) PONDS AND STREAMS.**

3.4.78 It is the intention of this policy to provide a framework to preserve and enhance the character of the existing Conservation Areas. A list of Conservation Areas in the Vale of Glamorgan is attached as Appendix 3.

3.4.79 Applications for planning permission within Conservation Areas should be supported by full detailed drawings and where appropriate fully detailed landscaping proposals. Architectural detail within Conservation Areas is very important. It can often mean the difference between a visually acceptable addition to the street scene and an inappropriate form of development, which significantly detracts from the character of the area.

3.4.80 The setting of new development within Conservation Areas is often as important as the detail of the building itself. Boundary walls, open space and natural vegetation all contribute to the special character of the area. Treatment of these features will be a material consideration in the determination of applications.

3.4.81 Open areas may be essential to the character and appearance of Conservation Areas and may be a principal reason for their designation. The landscape adjoining Conservation Areas and spaces between buildings form the context for Conservation Areas and complement the quality of the built environment. The loss of these areas may be severely detrimental to many of the Conservation Areas. The Council will undertake Conservation Area Appraisals to identify those aspects and features of importance to the character of a Conservation Area. These will be published as Supplementary Planning Guidance, including guidance relating to Barry Garden Suburb, Penarth, Cowbridge with Llanblethian, and Conservation Areas in the Rural Vale.

3.4.82 Early discussions with the Council will establish what details are required for any given application and also any policy objections to the proposal.



contamination/instability and indicate appropriate remedial measures. Planning permission may not be granted unless the Council is satisfied that instability and contamination may be overcome safely and without undue impact upon the environment.

POLICY ENV 27 - DESIGN OF NEW DEVELOPMENTS

PROPOSALS FOR NEW DEVELOPMENT MUST HAVE FULL REGARD TO THE CONTEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

- (i) COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACES;**
- (ii) MEETS THE COUNCIL'S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING;**
- (iii) ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT;**
- (iv) MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS;**
- (v) ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES;**
- (vi) ENSURES CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE SPACES;**
- (vii) PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY;**
- (viii) HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND**
- (ix) HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.**

3.4.97 This policy establishes a framework to achieve appropriate sensitive new development that promotes creative and imaginative design within the Vale of Glamorgan. In view of the wide variety of architectural styles and contrasting identities of the Vale's towns, villages and open countryside, it would be inappropriate to introduce rigid, over prescriptive design controls for new development within the Plan. However, to further promote the above good design principles and provide better advice to architects and their clients the Council will prepare guidance and design briefs for specific topics or sites. Similarly advice on plant species in landscaping schemes can help meet the criteria set out above. In many circumstances the use of native provenance tree and shrub species in landscaping schemes can provide benefits for bio-diversity as well. Volume Two of



“Landscapes Working for the Vale of Glamorgan” study provides some guidance on this point. Supplementary Planning Guidance has been produced in respect of amenity standards.

POLICY ENV 28 - ACCESS FOR DISABLED PEOPLE

ALL NEW DEVELOPMENT (AND WHERE PREDICTABLE, THE CHANGE OF USE OR ALTERATIONS TO BUILDINGS) OPEN TO THE PUBLIC AND BUILDINGS USED FOR EMPLOYMENT AND EDUCATION PURPOSES WILL BE REQUIRED TO PROVIDE SUITABLE ACCESS FOR CUSTOMERS, VISITORS OR EMPLOYEES WITH MOBILITY DIFFICULTIES.

- 3.4.98** In an ideal world all people should be able to move freely around towns, cities and villages and feel welcome. However, in practice the design of buildings and spaces around those buildings can create insurmountable obstacles to people with limited mobility. In addition, unsympathetic design can make people with special mobility needs feel most unwelcome.
- 3.4.99** It is important to encourage those persons who design and manage the environment to give equal importance to access and the provision of facilities for people with limited mobility as they do to the appearance and functioning of buildings and spaces. By doing this the environment can be improved for everyone including people with disabilities, parents with small children and others with limited mobility. Many of the benefits can be achieved with no additional or minimal extra cost, simply by careful thought and imagination. Where additional money is required, most people would agree that the investment is worthwhile financially and socially.
- 3.4.100** The statutory framework with regard to the provision of access and facilities for persons with disabilities is embodied in Section 76 of the Town and Country Planning Act 1990 which requires Local Planning Authorities when granting planning permission to draw the attention of the applicant to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970. The Act requires developers of specified types of building to provide suitable means of access, parking and toilet facilities to meet the needs of people with disabilities, where practicable and reasonable. The types of building to which the Act applies are buildings open to the public (for example shops, restaurants, hotels, places of entertainment, leisure and community buildings), places of employment, education buildings and most types of buildings other than residential ones.
- 3.4.101** The “Codes of Practice for Access for the Disabled to Buildings”, British Standard Institution code of practice BS 5810: 1979 sets out the minimum standards with which access provision should comply. However, the BSI are currently reviewing these standards in the light of developments in access design in the last 15 years. Developers will therefore be encouraged to design to higher standards than presently stated in BS 5810.
- 3.4.102** In the case of new building development the requirements of Part M of the Building Regulations 1992 will apply. There will be very few instances where it is neither

- 6.4.30** Cycling developments are also included as part of Policy REC 12 which states that the Council will establish a number of recreation routes, some of which will incorporate cycling facilities. It is important to recognise that the Council will need to negotiate with local landowners regarding the implementation of cycle route proposals. The Council's current approved cycle parking guidelines set out the requirements for cycle parking facilities associated with different types of land use and development. Appendix 6 Table 6 illustrates examples of how the guidelines operate. These guidelines are based on the Standing Conference on Regional Policy in South Wales "Guidelines for the Provision of Facilities for Cyclists". Similar to the operation of Car Parking Guidelines the Council retains the right to employ flexibility in its use of guidelines and to approve updated guidelines when necessary. One proposed route between the Vale of Glamorgan and Cardiff includes the Cogan cycle route. The Council is actively pursuing a route to be provided adjacent to the railway line between Cogan and West Point Industrial Estate, subject to a license agreement with Railtrack and Rail Property Ltd. The Council has received assistance from Sustrans in the negotiation of this license agreement. In the long term there is potential for this route to continue to Grangetown railway station. The proposed bridge over the River Ely will provide a direct link between Penarth Haven, Cogan, Cogan Station and the site of the proposed Sports Village. Any future development of a walk way along the River Ely and around the impounded lake created by the barrage should also incorporate safe and convenient cycling facilities.

POLICY TRAN 10 - PARKING

THE PROVISION OF PARKING FACILITIES WILL BE IN ACCORDANCE WITH THE APPROVED PARKING GUIDELINES, AND WILL BE RELATED TO THE TYPE OF LAND USE, ITS DENSITY AND LOCATION; ACCESSIBILITY TO EXISTING AND POTENTIAL PUBLIC TRANSPORT FACILITIES; AND THE CAPACITY OF THE HIGHWAY NETWORK.

- 6.4.31** Approved parking guidelines set out the requirements for parking facilities for different types of land use and development. Examples of how current guidelines are applied are included in Appendix 6 of the Plan. The guidelines have two basic aims: to assist developers, designers and builders in the preparation of and submission of planning applications; and to achieve a common approach to the provision of vehicle parking facilities associated with new development and change of use. There is scope for flexibility in the implementation of these guidelines when local considerations are taken into account.
- 6.4.32** This policy embraces the flexible approach to parking requirements. It aims to provide scope for reduced parking facilities in locations well served by public transport. There may also be other circumstances when relaxed parking requirements may be appropriate, for example housing association development where there is clear evidence of low car ownership levels.



PART 1 STRATEGIC POLICIES

THE ENVIRONMENT

POLICY 1

THE VALE OF GLAMORGAN'S DISTINCTIVE RURAL, URBAN AND COASTAL CHARACTER WILL BE PROTECTED AND ENHANCED. PARTICULAR EMPHASIS WILL BE GIVEN TO CONSERVING AREAS OF IMPORTANCE FOR LANDSCAPE, ECOLOGY AND WILDLIFE, THE BEST AND MOST VERSATILE AGRICULTURAL LAND AND IMPORTANT FEATURES OF THE BUILT HERITAGE. PROPOSALS WHICH ENHANCE THESE AREAS WILL BE FAVOURED.

POLICY 2

PROPOSALS WHICH ENCOURAGE SUSTAINABLE PRACTICES WILL BE FAVOURED INCLUDING:

- (i) PROPOSALS WHICH CONTRIBUTE TO ENERGY CONSERVATION OR EFFICIENCY, WASTE REDUCTION OR RECYCLING; POLLUTION CONTROL; BIODIVERSITY AND THE CONSERVATION OF NATURAL RESOURCES;
- (ii) PROPOSALS WHICH ARE LOCATED TO MINIMISE THE NEED TO TRAVEL, ESPECIALLY BY CAR AND HELP TO REDUCE VEHICLE MOVEMENTS OR WHICH ENCOURAGE CYCLING, WALKING AND THE USE OF PUBLIC TRANSPORT;
- (iii) THE RECLAMATION OF DERELICT OR DEGRADED LAND FOR APPROPRIATE BENEFICIAL USE; AND
- (iv) PROPOSALS WHICH IMPROVE THE QUALITY OF THE ENVIRONMENT THROUGH THE UTILISATION OF HIGH STANDARDS OF DESIGN.

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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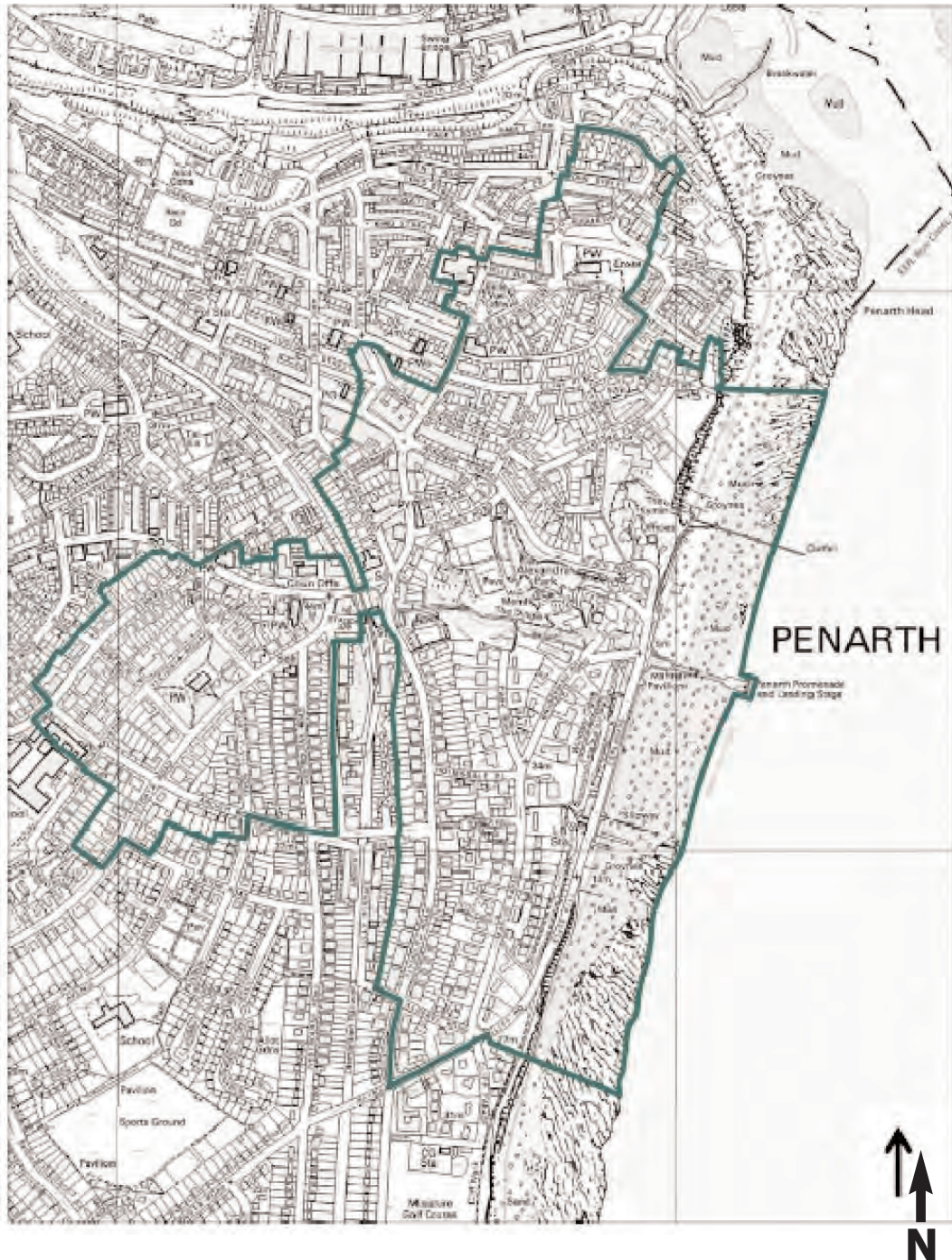


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Plan 1:
Penarth Conservation Area
Plan of existing Boundary (not to scale)



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 lead 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 guidance¹. 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.

¹See 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.

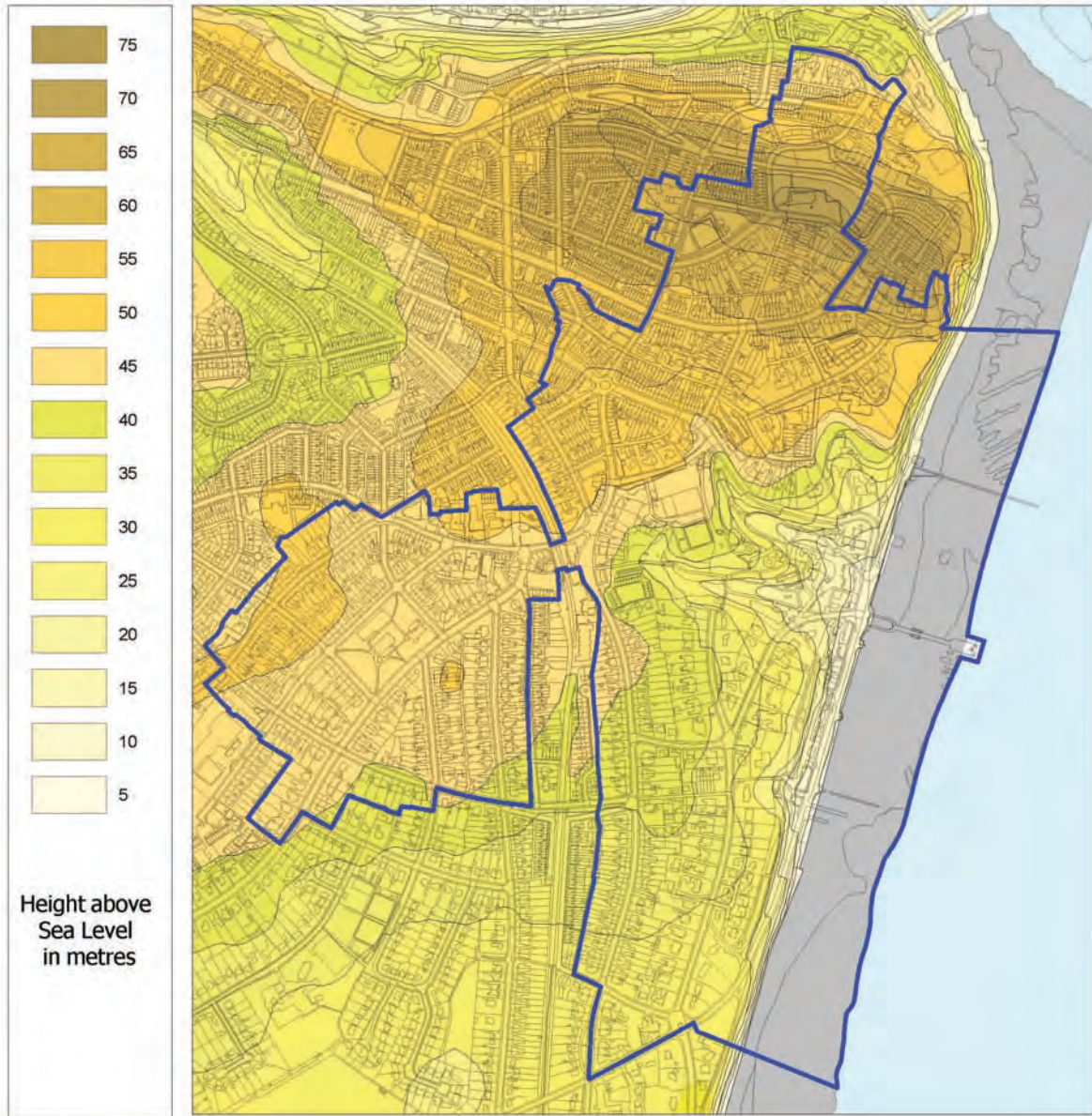
Penarth Headland is the dominant topographical feature and forms the highest point above Cardiff Bay. On the eastern side of the headland, steep cliffs fall dramatically toward the sea shore. To the north of the headland, the land falls steeply toward Penarth Haven; on the southern and western slopes,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

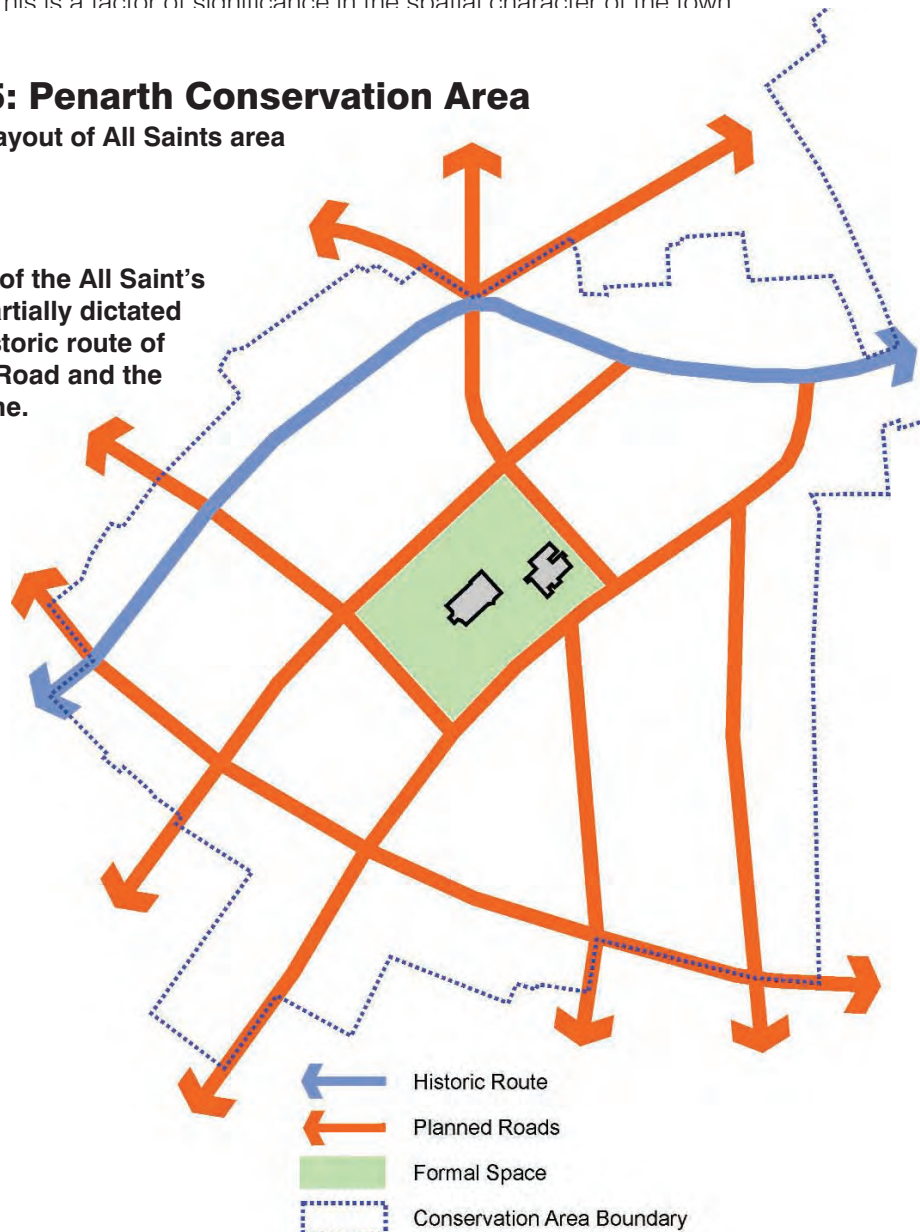
To the south, speculative late Victorian/early Edwardian housing was constructed progressively along long, tree lined 'avenues' as exemplified in Plymouth, Westbourne and Cwrt-y-Vil Roads where semi-detached houses predominate. Victoria Square is a good example of a formal, enclosed space.

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.



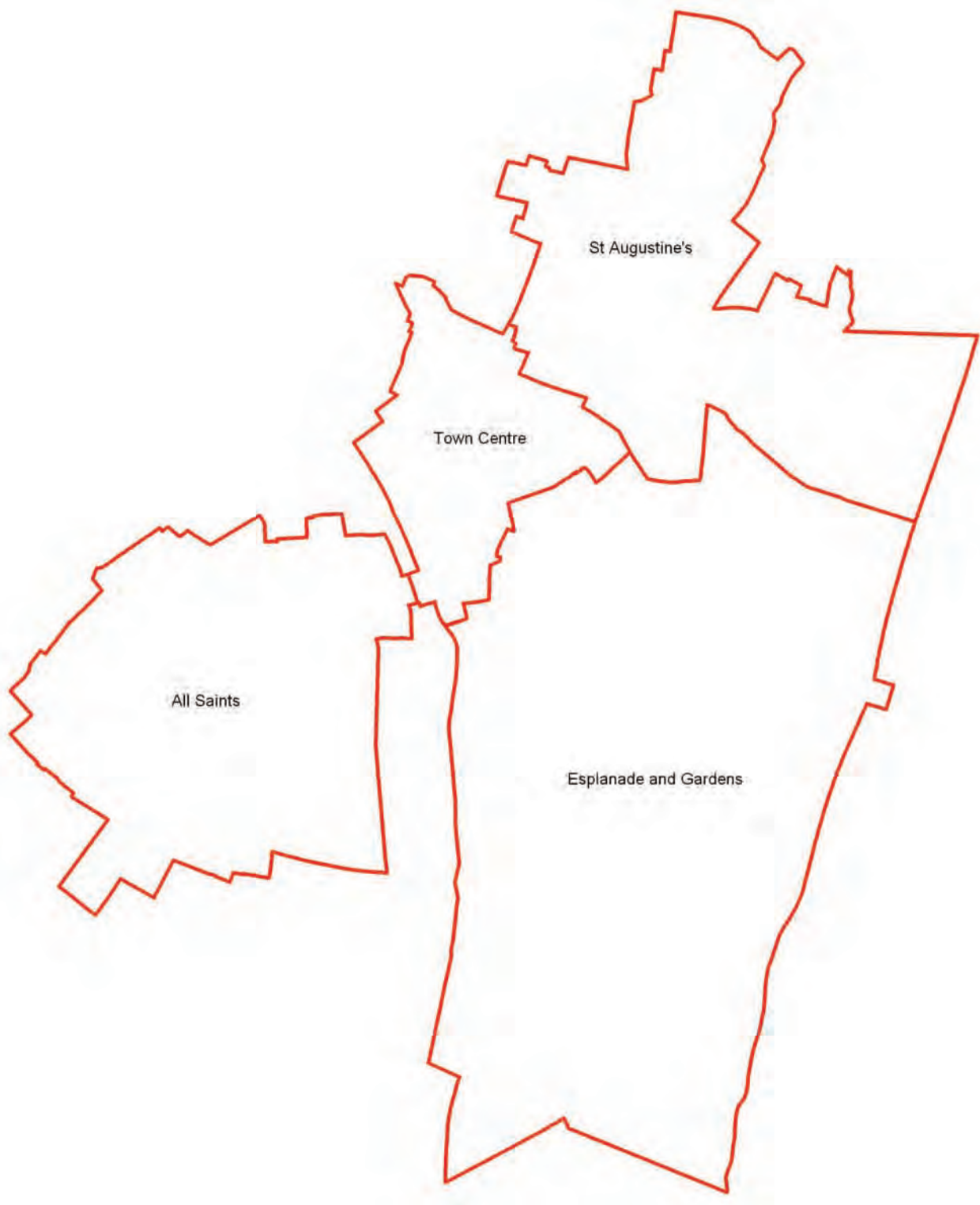
Identification of 'Character Zones'

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) Direction² 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.

²The 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:

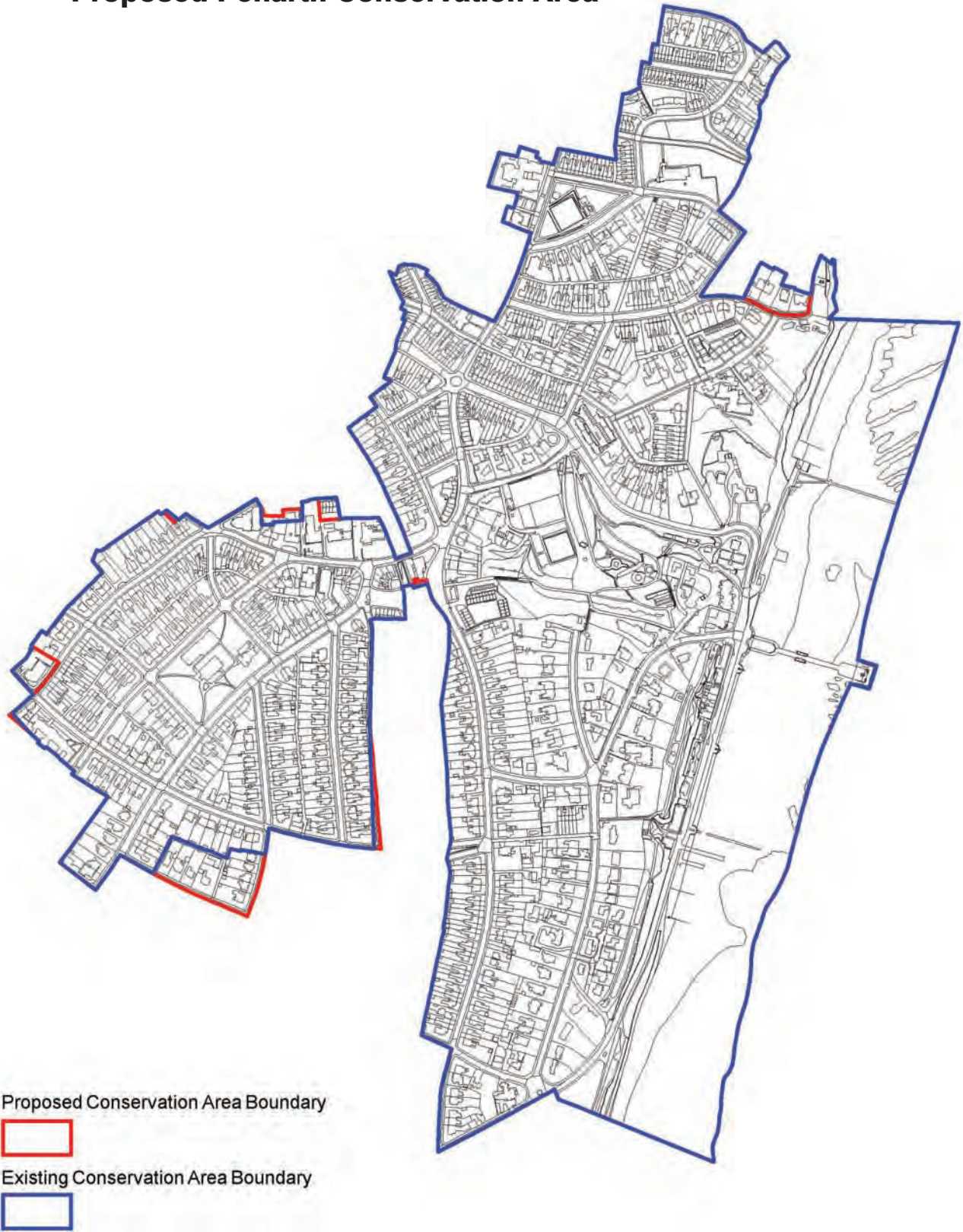
- (a) 7 – 10 Clive Crescent;**
- (b) the Surgery, Stanwell Road;**

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 12³ and by the introduction of mandatory 'Design and Access Statements'⁴. 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.

³TAN 12: Design

⁴Design 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

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:

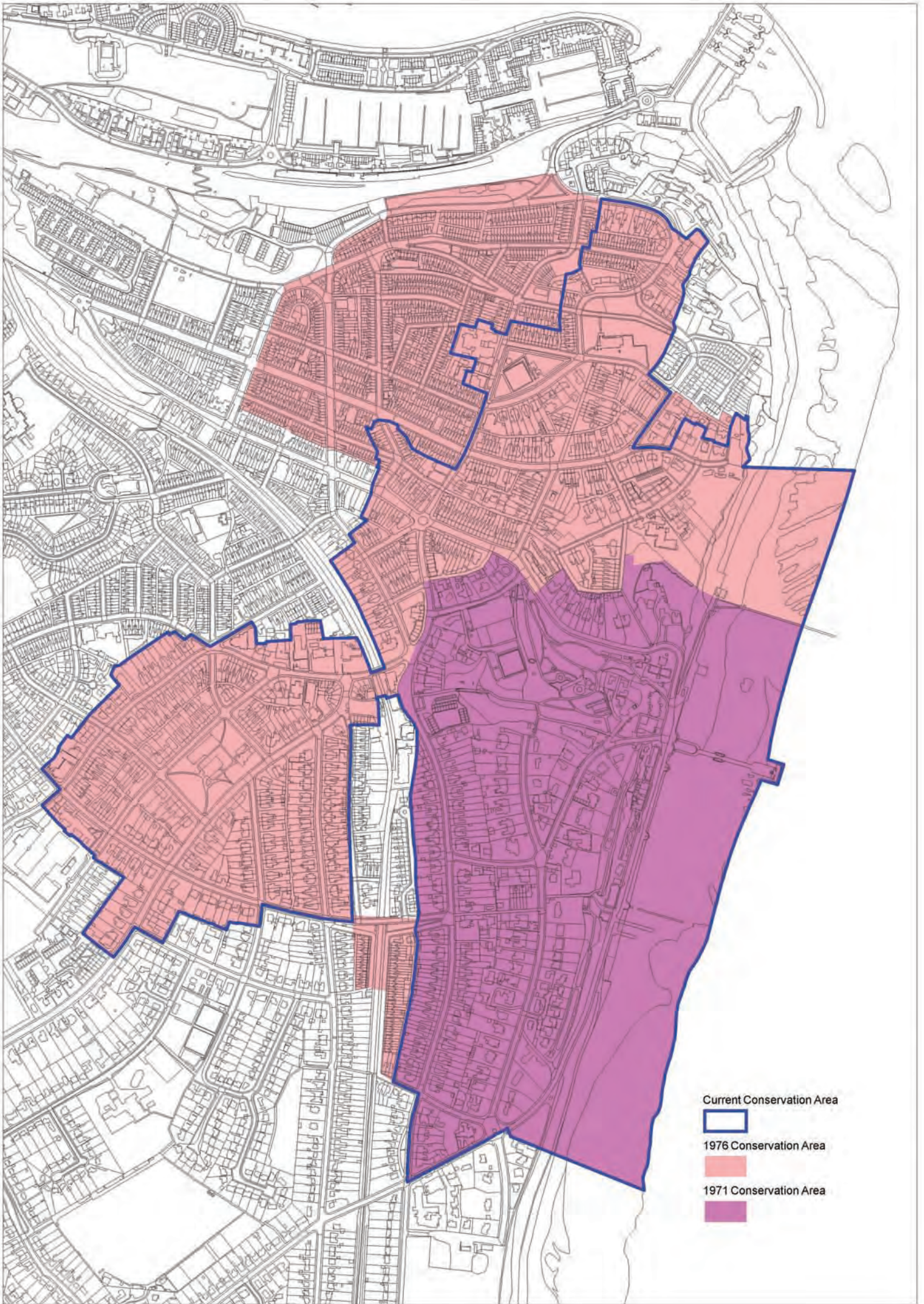
Planning and Transportation Policy,
Vale of Glamorgan Council,
Dock Office,
Barry Docks,
CF63 4RT

Tel: 01446 704 628

Email: planning&transport@valeofglamorgan.gov.uk

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.

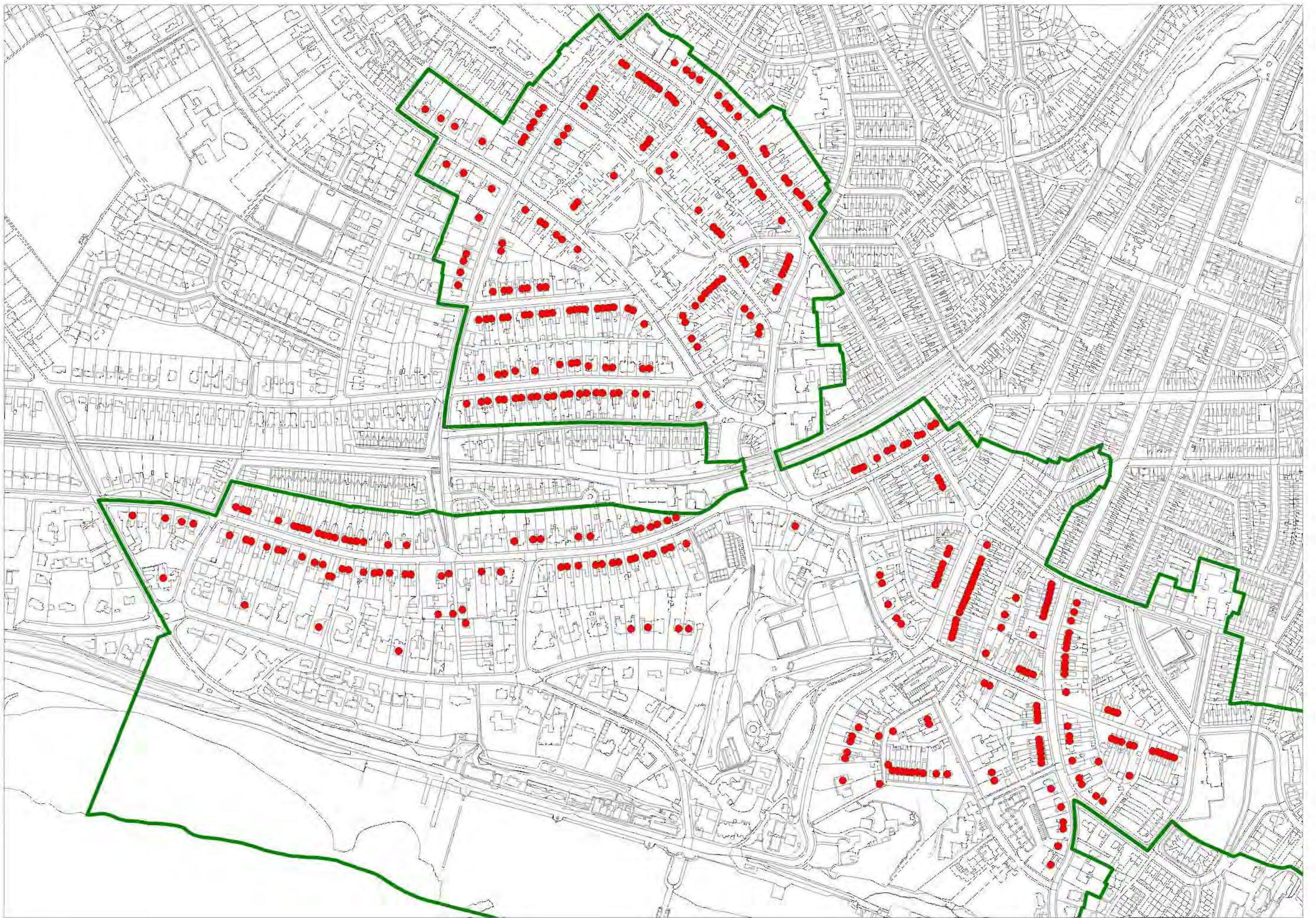
A list of properties included in the direction is below.

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

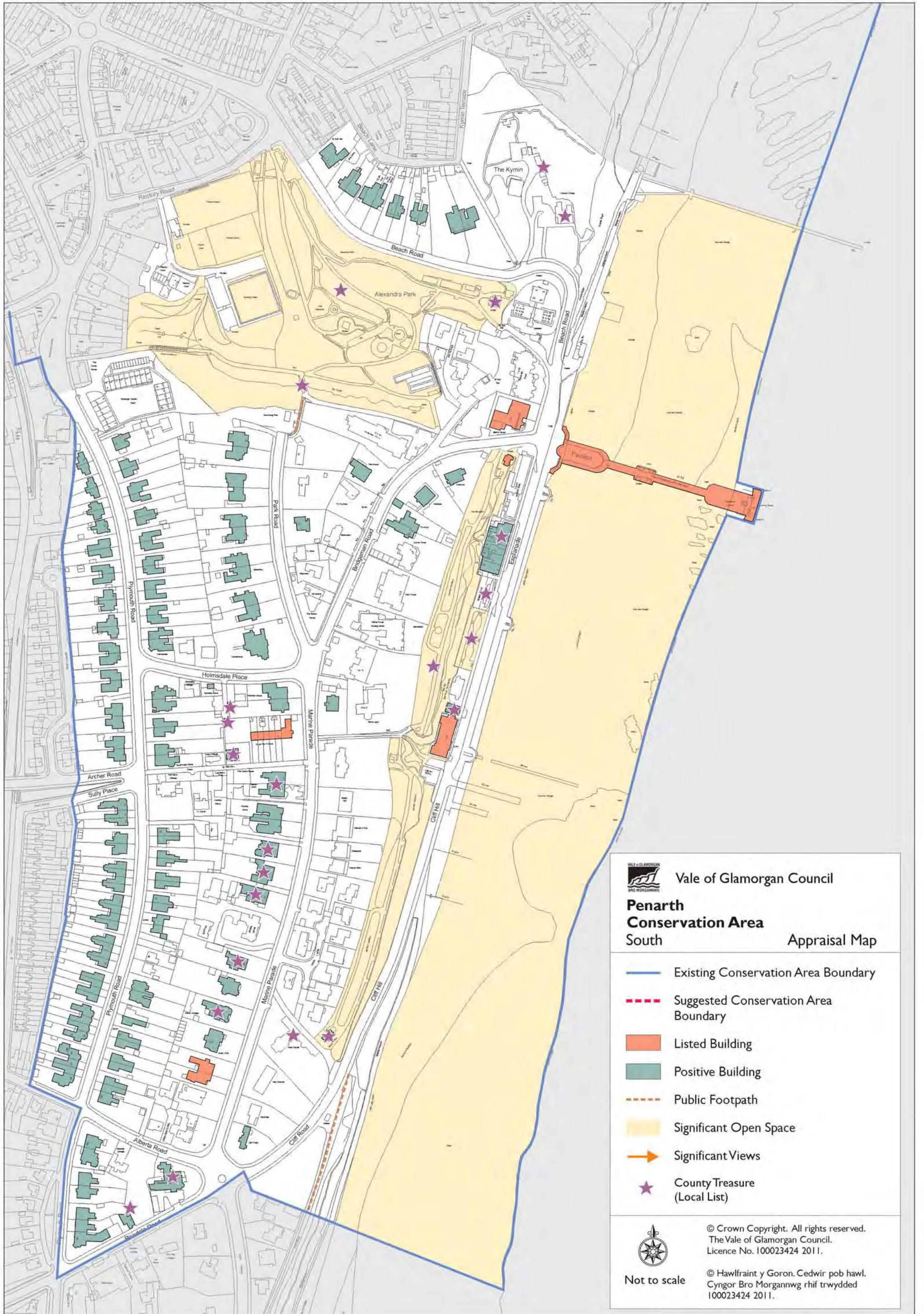
78 Plymouth Road	63 Stanwell Road
79 Plymouth Road	64 Stanwell Road
80 Plymouth Road	65 Stanwell Road
81 Plymouth Road	66 Stanwell Road
82 Plymouth Road	67 Stanwell Road
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84 Plymouth Road	69 Stanwell Road
85 Plymouth Road	71 Stanwell Road
86 Plymouth 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
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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

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6 Victoria Square
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22 Victoria Square
26 Victoria Square
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29 Windsor Terrace
31 Windsor Terrace
32 Windsor Terrace
Ember Windsor Terrace Lane
Conway Windsor Terrace Lane
Nova Windsor Terrace Lane
Dunkerry [Wentworth] Clive Crescent
8 Roseberry Place



Appendix 6

Townscape Appraisal Maps



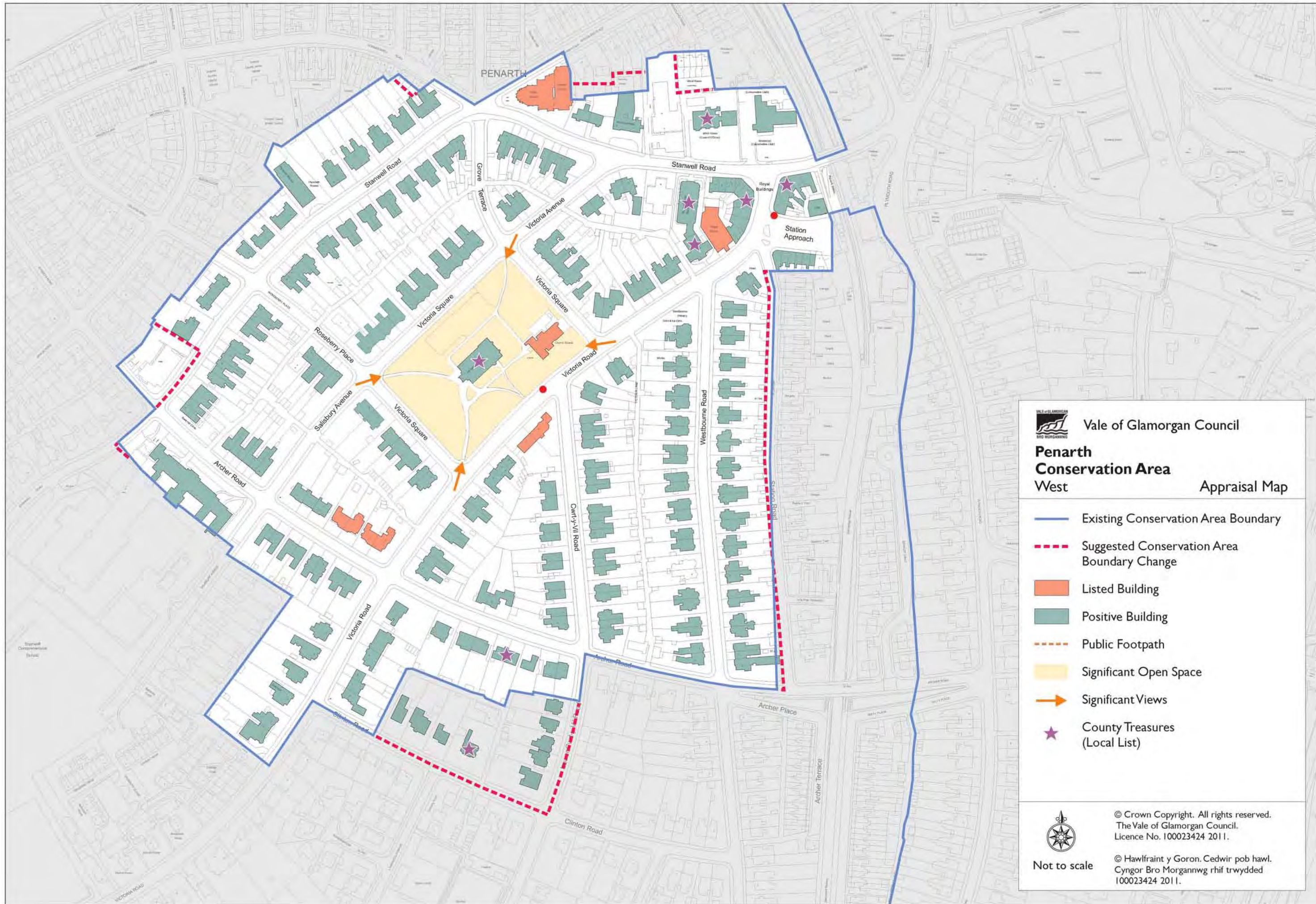

Vale of Glamorgan Council
Penarth Conservation Area
South Appraisal Map


-  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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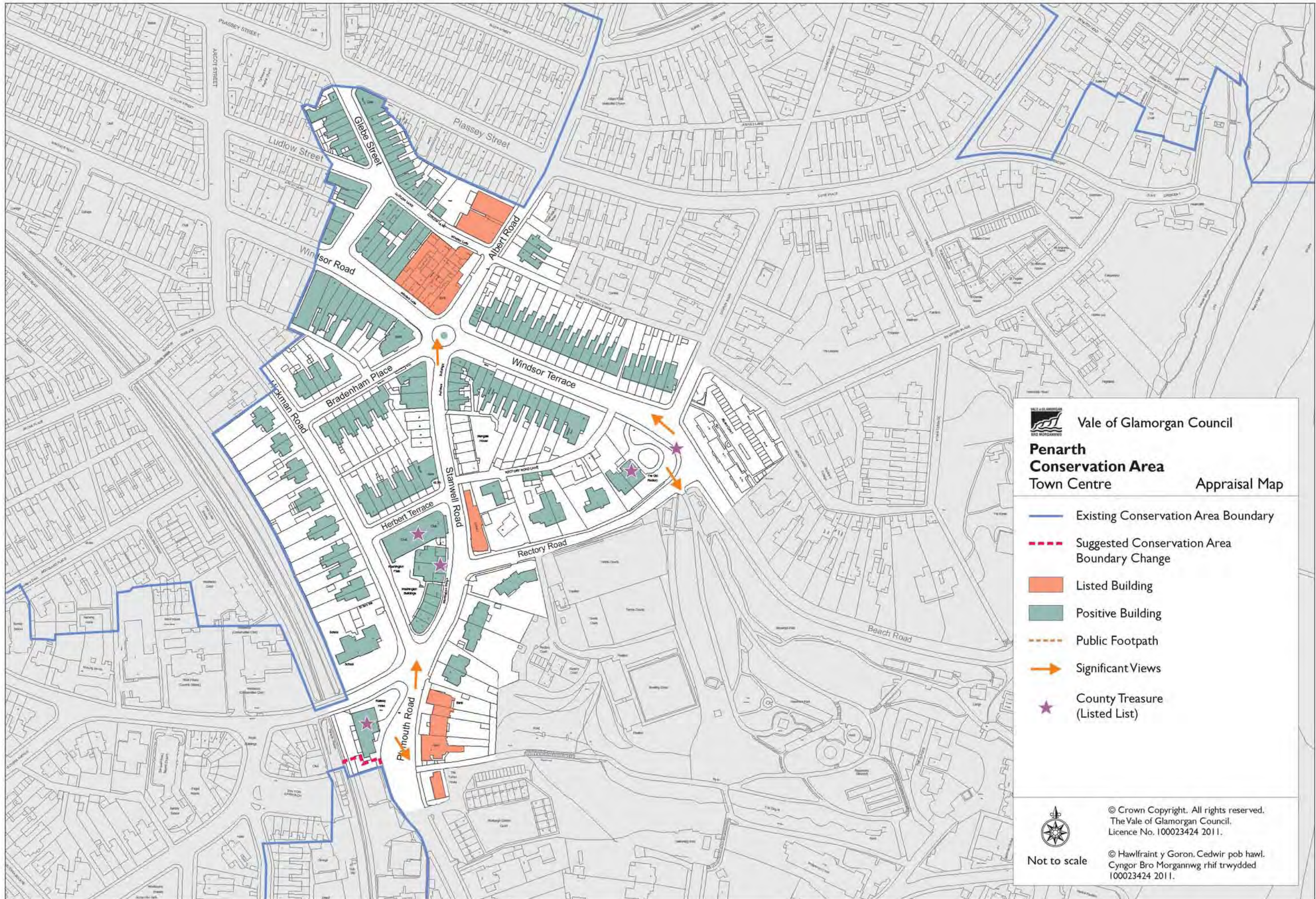

Vale of Glamorgan Council
Penarth Conservation Area
West **Appraisal Map**


-  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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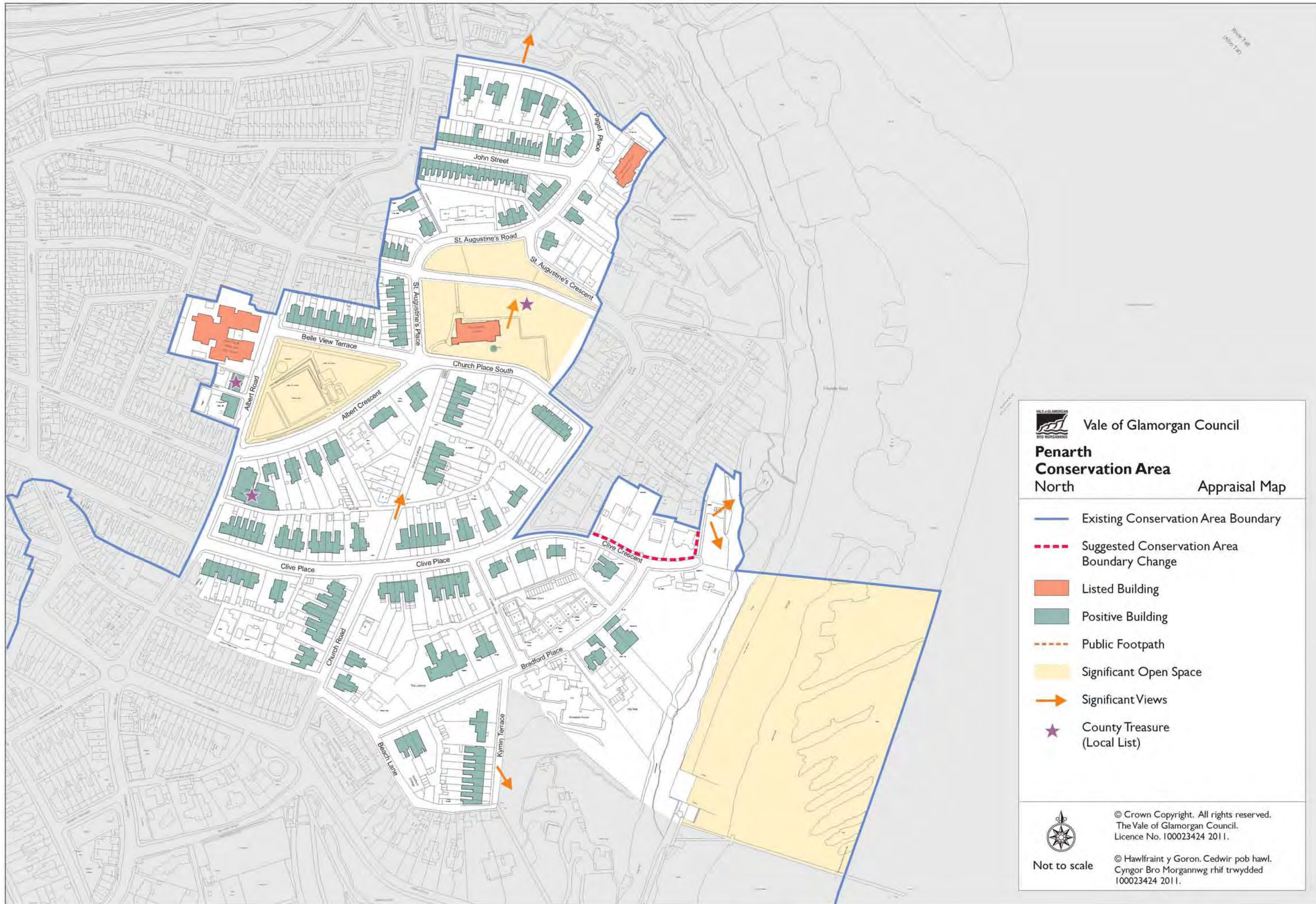




Vale of Glamorgan Council
Penarth Conservation Area
Town Centre Appraisal Map









-  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

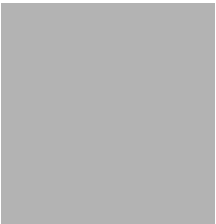
-  Existing Conservation Area Boundary
-  Suggested Conservation Area Boundary Change
-  Listed Building
-  Positive Building
-  Public Footpath
-  Significant Open Space
-  Significant Views
-  County Treasure (Local List)


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River Trail
 (A166 140)

QUESTION 22!



NOTICE OF MAKING OF ARTICLE 4 DIRECTION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995**

Notice of Confirmation of a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995

To:

The Vale of Glamorgan Council **GIVES YOU NOTICE** as owner/ occupier of the land described in the First Schedule to this Notice ("the Land") that the Council have confirmed in unmodified form the Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 made on 26th January 1999.

The Direction relates to development of the type specified in the Second Schedule to this Notice within the area described in the Third Schedule to this Notice.

The effect of the Direction is that permission granted by Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 shall not apply to development of the type specified in the Second Schedule to this Notice and that such development shall not be carried out on the land unless planning permission is granted by the Council in respect of the same on an application made to them. No fee will be payable for such applications.

A copy of the Direction and of the map defining the area covered by it may be seen at the offices of the Council at Planning Division, Dock Office, Barry and at the Council's Penarth office at West House, Stanwell Road, during normal office hours.

The Direction was made by the Council on the 26th January 1999, and came into effect in relation to the land on the date upon which Notice of its making was served upon you if you are the occupier, or if you are the owner on the date upon which it was served on the occupier, if there was one.

FIRST SCHEDULE

SECOND SCHEDULE

All classes of development listed in paragraphs (a)-(j) (inclusive) of Article 4(5) of the Town and Country Planning (General Permitted Development) Order 1995, which includes

- (i) the enlargement of dwelling houses,
 - (ii) the erection of structures, or creation of, or laying of hard standings within the curtilages of dwellings,
 - (iii) changes of materials to external walls and roofs of dwelling houses, including external doors, windows and window frames, and painting (other than repainting of external doors and window frames rain water goods and other external items already painted),
 - (iv) any other alteration to roofs of dwelling houses, including the insertion of roof lights,
 - (v) any alteration to chimneys or chimney stacks, including removal,
 - (vi) any other alteration to the windows and external doors of dwelling houses,
 - (vii) alterations to, or demolition of, boundary walls, gates, gate pillars and other means of enclosure
- insofar as any such development would front onto a highway or open space.

THIRD SCHEDULE

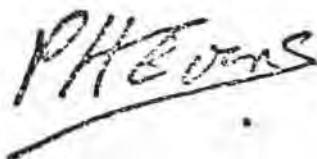
All those houses occupied as single dwelling houses in :-

Alberta Place, Archer Road, Beach Lane, Beach Road, Bradenham Place, Bradford Place, Church Avenue, Church Road, Clive Crescent, Clive Place, Cwrt-Y-Vil Road, Hickman Road, Jubilee Lane, Kymin Road, Kymin Terrace, Marine Parade, Park Road, Plymouth Road, Rectory Road, Rosebery Place, Stanwell Road, Tower Hill, Victoria Avenue, Victoria Square, Westborne Road, Windsor Terrace, Windsor Terrace Lane,

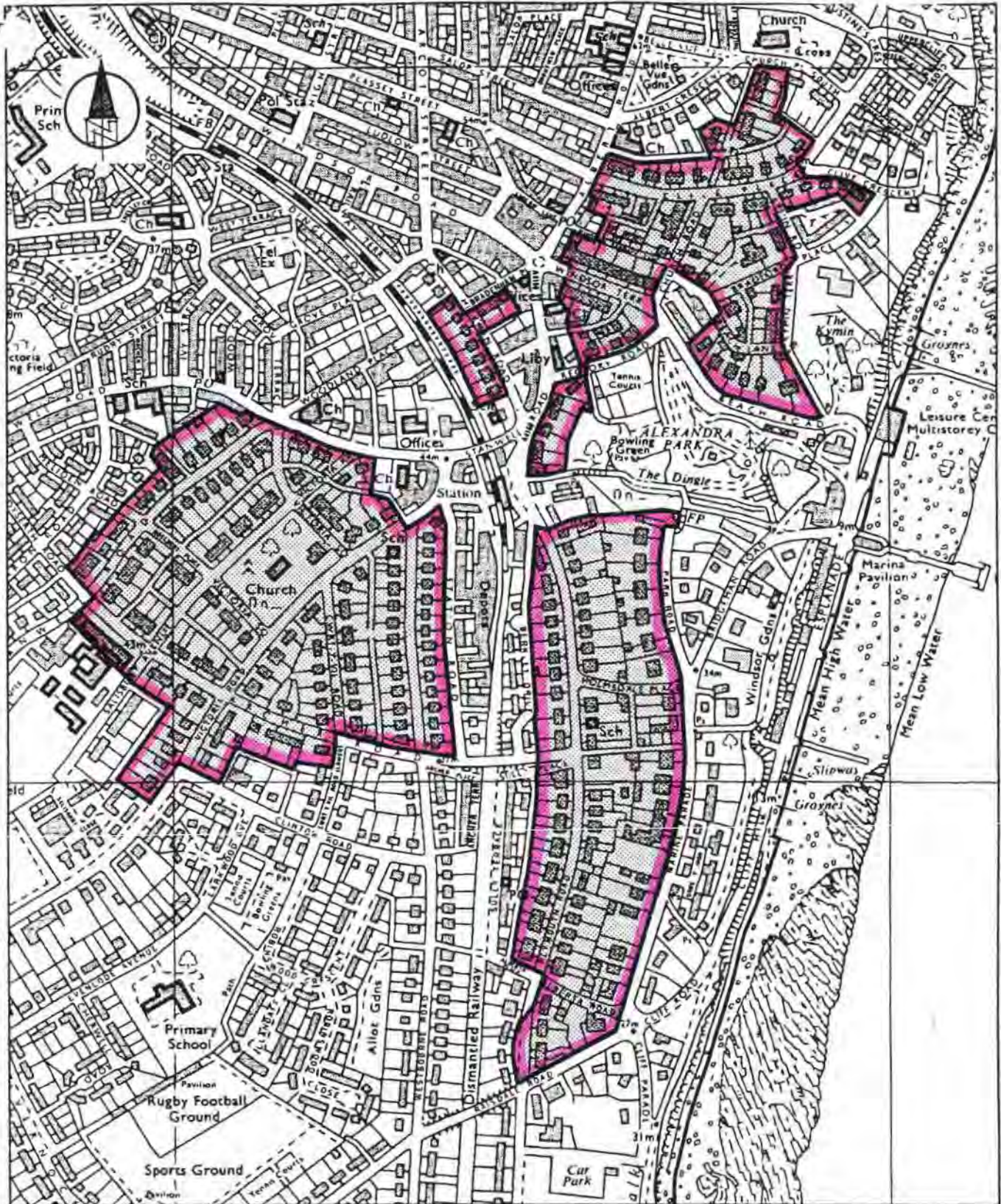
as shown on the plan appended hereto.

Dated this 4th June 1999

Signed



Head of Legal and Administration
The Council's Authorised Officer.



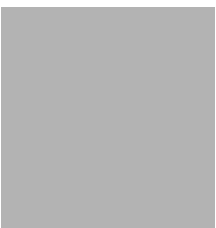
**DIRECTOR OF ECONOMIC DEVELOPMENT, PLANNING,
TRANSPORTATION & HIGHWAYS**
John Maitland Evans M.A., M.Sc., M.R.T.P.I., D.M.S., M.I.Mgt.
M.B.Eng.
CHIEF PLANNING OFFICER
Rob Quick B.A.(Hons), Dip. T.P., M.R.T.P.I., M.C.I.T

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The Vale of Glamorgan Council LA 09019L 1999

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© Hawlfraint y Goron.
Y mae atgynhrychu heb awdurdod yn torri Hawlfraint y Goron a gall arwain at erlyniad neu achosion sifil.
Cyngor Bro Morgannwg LA 09019L 1999


January 1999

QUESTION 21



**QUESTION
21**





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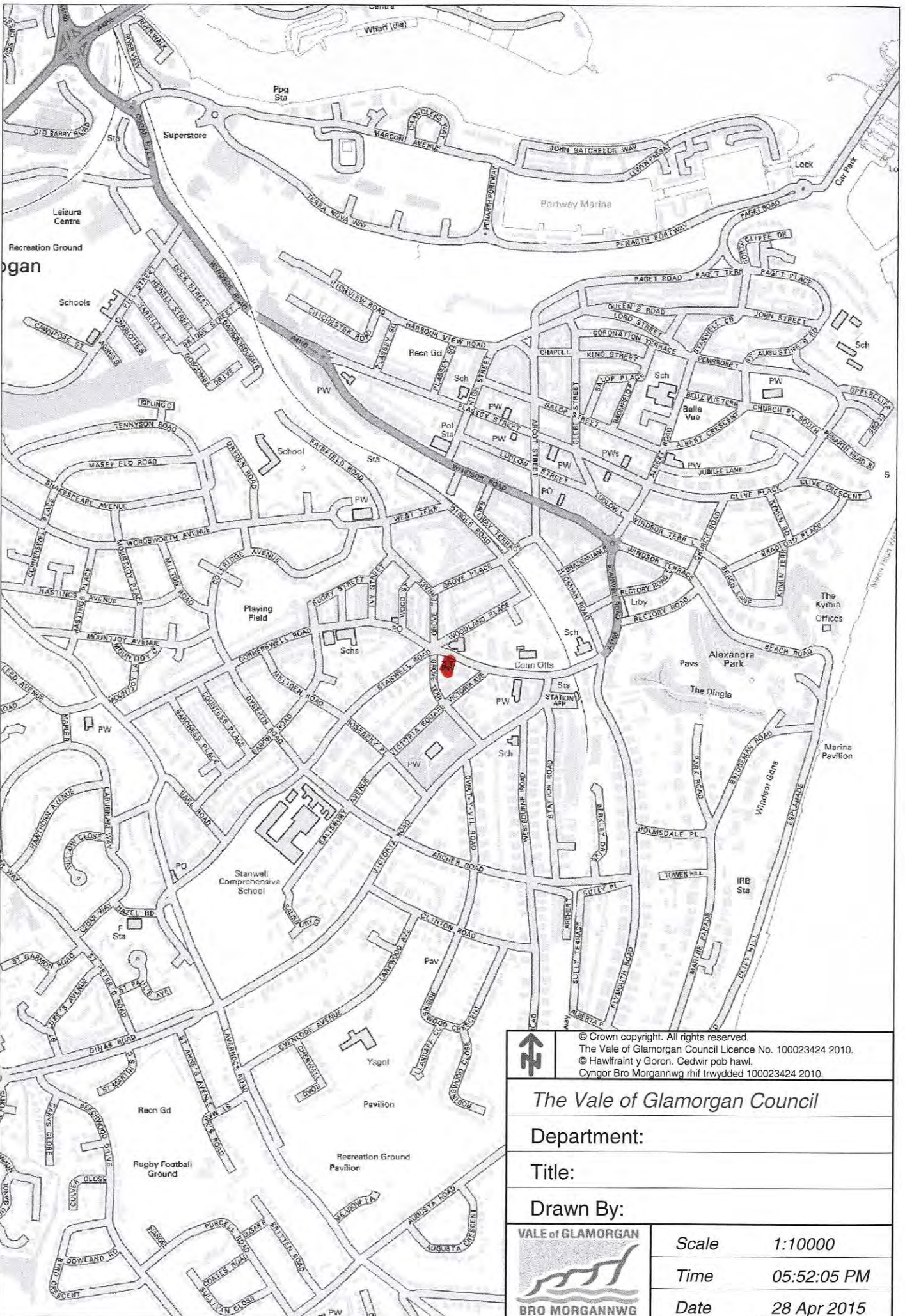
The Vale of Glamorgan Council



Department:

Title:

Drawn By:

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