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Description automatically generatedMEMORANDUM / COFNOD**

The Vale of Glamorgan Council

Development Services

Dock Office, Barry Docks, Barry, CF63 4RT

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| **CONSERVATION CONSULTATION** | | | |
| **Application No.** | 2023/01165 | **Date** | 26.01.2024 |
| **Site** | First Floor Flat, 57 Stanwell Road, Penarth | | |
| **Description** | Replacement galvanised balcony on site of old wooden balcony | | |
| **Case Officer** | HM | **Heritage Officer** | LC |

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| **Objection** | **Comments** | **Amendment/Further Info** | **Condition(s)** |
|  | x |  |  |

**Background**

No. 57 Stanwell Road, now divided into flats, is located within the Penarth Conservation Area.

**Comments**

Due to the lack of visibility of the proposed balcony in the Conservation Area and that the proposal is a replacement structure, no adverse heritage impacts are noted.

**Policy/Legislation Overview**

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

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

s.72 In the exercise, with respect to any buildings or other land in a conservation area, any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

**Planning Policy Wales 11**

6.1.6 Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

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

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.

**Technical Advice Note TAN 24**

Provides ‘guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications’. Reference is also made to the following Managing Change Documents supporting TAN 24;

* Managing Change to Listed Buildings
* Managing Conservation Areas
* Managing Historic Character
* Managing Setting of Historic Assets
* Managing Registered Historic Parks and Gardens
* Managing Listed Buildings at Risk

**Local Development Plan**

The Vale of Glamorgan LDP policies reflect the national policy for the strict control of development affecting conservation areas. Policy SP10 (Built and Natural Environment) and Policy MD8 (Historic Environment) set out the preserve or enhance the character or appearance of the Vale of Glamorgan’s Conservation Areas.