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The Vale of Glamorgan Council

Development Services

Dock Office, Barry Docks, Barry, CF63 4RT

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| **CONSERVATION CONSULTATION** | | | |
| **Application No.** | 2024/00224 & 2024/000235 | **Date** | 07/05/2024 |
| **Site** | Bolston House | | |
| **Description** | Demolition of the existing dwelling and re-development of the site to accommodate residential development and associated works | | |
| **Case Officer** | WG | **Heritage Officer** | LC |

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

**Background**

Bolston House is located within the Bonvilston Conservation Area.

It is also worth noting that the two neighbouring properties i.e. Woodlands Lodge and The Red Lion are not only identified as buildings making a positive impact on the Conservation Area but are also identified as County Treasures. Whilst these buildings are not part of the application site the proposal is able to impact on their setting which is a policy consideration as set out in LDP policy MD8.

**Relevant Planning History**

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| **Planning App Ref** | **Description** | **Decision** |
| 2021/00423/FUL  2021/00424/CAC | Demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works | Appeal Dismissed 8/11/2023 |

**Assessment of significance:**

The application site is located within the historic core of the village. The site itself is made up of a large plot with a single residential dwelling set amongst trees and screened by a high stone rubble wall at its southern boundary. The Conservation Appraisal and Management Plan notes that “Roadside walls built from the same grey limestone rubble blocks of varying sizes are a prominent feature of the Conservation Area and help to maintain a historic character to the village centre. The walls can be from one metre to nearly three metres high. Notable walls are shown on the Appraisal map…”. The wall that makes up the southern boundary to the site is noted as a significant stone wall.

It was previously accepted (2021/00423/FUL) that Bolston House itself does not make a positive contribution to the special interest of the conservation area and so the acceptability of demolition rests on the acceptability of the reuse of the site. The stone wall and trees however do make a particularly important impact to the character of the area as noted in the Conservation Area Appraisal and Management Plan.

**Comments**

The proposed development of the site would see the development of 14 houses within the plot which shall have an impact on the open nature of the site which is currently well screened and has only one house within the grounds. In the main the proposed houses are considered to have a limited impact due to the screening from the wall and site layout, this is apart from plots 5 and 13/14 which are visible from the A48. Plots 13/14 are located adjacent to the southern boundary and are visible behind the retained high stone wall. Whilst the existing wall and planting shall provide some mitigation, and the presence of houses behind boundary walls in a common feature of the area. It is considered that the proposed fenestration, visible at first floor, is out of keeping with the traditional style of the proposed building and that proposed on the northern gable end is more in keeping. Similarly, the use of cladding to the western elevation is out of character and the use of render or stone is considered more in keeping. Plot 5 shall also be visible across the car park of The Red Lion and subject to samples of materials there are no adverse heritage impacts noted.

The critical impact from the proposal that raises an objection is that to the widening of the access from the A48 into the site. The current wall is a significant feature in the Conservation Area. The Conservation Area Management Plan recommends that, ‘*The Council will seek to resist proposals to remove or significantly alter traditional boundary walls 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 secure the maintenance and repair of traditional stone walls.’* In addition, the inspector of a previous appeal for residential development of the site which also proposed the widening of the access and the loss of the section of wall noted that ‘the loss of a section of the wall would have the effect of altering the solid to void ratio, creating a notably larger gap and undermining the robust and imposing appearance of the wall as it currently reads. As the width of the opening has some effect on the wall’s contribution to the character and appearance of the CA, it follows that its alteration in the manner proposed would have a limited harm’. This level of harm is considered to be retained by this proposal.

As well as the proposed widening of the access route the plans also show a proposed widening of the existing pavement to the south of the application site. The plans suggest this will be achieved by taking space from the highway and not moving the wall, however clarity on this matter is therefore sought to ensure the details are understood and the full impact assessed.

**Final recommendation**

Overall it is considered that the proposal will result in harm being caused to the character and appearance of the conservation area and an objection is raised on that basis.

**Condition(s)**

Sample of materials.

**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 12**

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.