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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.** | 2024/00306 | **Date** | 13.05.2024 |
| **Site** | Land to the South of Hood Road, Barry | | |
| **Description** | Proposed redevelopment of vacant brownfield land at Barry Waterfront for a new educational campus for Cardiff and Vale College including landscaping, related infrastructure and engineering works | | |
| **Case Officer** | LF | **Heritage Officer** | LC |

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

**Background**

The application site is adjacent to the Grade II Listed Building Pumping House (Cadw Ref 13468) and has the potential to impact on the setting of other listed buildings and County Treasures in the area.

**Comments**

The proposed redevelopment of the site is considered acceptable in principle. However there are some additional details required for a full assessment and an objection raised on the proposed material choice please see below.

The relationship between the proposed building and the existing neighbouring buildings is not shown on the submitted plans. In particular its relationship in height to the immediate neighbour of Junction House. Clarification is sought as to the height of both buildings to allow the impact to be fully assessed.

The proposed material of the building is not considered appropriate. The landmark building in the area is that of the listed Pumping House and much effort has been made to ensure that it retains its status in the area. The proposed brick and cladding are welcomed but the colour choice is considered out of character for the waterfront area and its historic context and neighbours therefore an objection is raised on the impact to the setting of the listed building and the wider historic context. Once a palette has been agreed a condition will be required for samples of all materials proposed.

The proposed fencing and boundary treatments are noted and the reuse of the existing metal railings is welcomed. However the creation of a 2.4m heigh mesh fence to the vehicular boundary is considered to create a barrier effect and the use of the existing metal fencing would be considered appropriate. The other boundary treatments e.g. louvered fencing, closed board fencing etc more information is required. This boundary treatment links to the next comments where there are a few ancillary structures proposed as part of the development and more information is required to assess their impacts. It is assumed that the proposed boundary treatments would screen these structures but clarification is required. Please can details be provided for the following buildings:

* Sprinkler and Pump House
* Air Source Heat Pump and adjacent storage shed
* Cycle stores
* Bin Store – the open nature of the current fence may mean that the bin store impact is negative and clarification of the design of the bin store is required.

**Final recommendation**

Objection raised due to requirement for more information and proposed material choice, as set out above.

**Condition(s)**

Sample of materials.

Details of boundary treatment and gates.

**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.