

THE VALE OF GLAMORGAN COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

**NOTIFICATION OF REFUSAL
OF APPLICATION FOR CONSERVATION AREA CONSENT**

Agent:
Mr. Chris Pitman,
Amplexus Conversions,
39, Diamond Street,
Cardiff.
CF24 1NQ

Applicant:
Mr. Kenny Willan,
42, Stanwell Road,
Penarth,
Vale of Glamorgan.
CF64 2EY

Dormer loft conversion at 42, Stanwell Road, Penarth

In accordance with the application and plans registered on 19 January 2015 the Council in pursuance of its powers under the above mentioned Act hereby **REFUSES TO CONSENT** to the proposed works referred to above for the following reason(s):

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'.

Dated: 16 March 2015



Director of Development Services

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES
ATTACHED TO THIS FORM.**

NOTES

1. Please quote the application number in all correspondence.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Conservation Area Consent for the proposed works, or to grant consent subject to conditions, he/she may **appeal** to the Welsh Government in accordance with Sections 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990 **within six months of receipt of this notice**. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ). The Welsh Government has power to allow a longer period for the giving of a notice of appeal, but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. If Conservation Area Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council of the district a Purchase Notice requiring that Council to purchase his/her interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.