

**DEVELOPMENT BY THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Development Management Procedure) (Wales)  
Order 2012  
Town and Country Planning General Regulations 1992  
(Regulation 3)

**DEEMED PLANNING CONSENT**

Agent:  
Mr John Griffiths  
Tecta Associates Limited  
Blacksmiths Shop  
The Forge  
Cantref  
Brecon  
LD3 8LR

Applicant:  
The Vale of Glamorgan Council  
The Alps  
Quarry Road  
Cardiff  
CF5 6AA

**Retrospective planning for the reinstatement of chimney stack and replacement roof tiles at 12, Dyffryn Close, St. Nicholas**

The Council in pursuance of its powers under the above mentioned Act and Regulations hereby **GRANTS DEEMED PLANNING CONSENT** for the carrying out of the proposed development as described above and in accordance with the plans registered by the Council on 14 July 2021 subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

AMENDED TAL23 10 02 Proposed and Existing Elevations - Received 07/08/2023

email from agent specifying brick received 04/10 2023

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

Reason for Granting Planning Permission

The decision to recommend 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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD2 (Design of new Development), MD5 (Development within Settlement Boundaries) and MD8 (Historic Environment) as well as the County Treasure SPG, the St. Nicholas CAAMP, and Planning Policy Wales Edition 11, the replacement of the roof materials, and the proposed reinstatement of the chimney stack is considered to be acceptable in terms of its impacts on the character of 12 Dyffryn Crescent, the street scene and will preserve the character of the St. Nicholas Conservation Area.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

**NOTE:**

**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**

Dated: 27 October 2023

Ian Robinson

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Head of Sustainable Development