

CONSERVATION AREA DROPE

January 2009



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Drope

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Drope Conservation Area Appraisal and Management Plan, and is a publicly agreed statement on the character and appearance of the Conservation Area and of a publicly agreed set of policies and actions intended to preserve and enhance the special qualities of the Conservation Area.

Following a period of public consultation from 1st September 2008 to 10th October 2008, this document was submitted on 25th March 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan.

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Introduction

The Drope Conservation Area was designated in March 1973 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area be preserved or enhanced. It is therefore necessary to define and analyse those qualities that contribute to, or detract from, the special interest of the area, and to assess how they combine to justify the area's special designation as a Conservation Area.

The Drope Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly, in Planning Policy Wales, and local policy including the Council's adopted Supplementary Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Drope Conservation Area can be assessed.

The document is divided into two parts, Part 1 (The Conservation Area Appraisal) and Part 2 (The Conservation Area Management Plan).

The Conservation Area Appraisal records and analyses the various features that give the Drope Conservation Area its special architectural and historic interest. These features are noted, described, and marked on the Conservation Area Appraisal Map along with written commentary on how they contribute to the special interest of the Conservation Area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

The Conservation Area Management Plan is based upon the negative factors and summary of issues identified in Part 1 and sets out proposals and policies which can enhance the character and appearance of the Drope Conservation Area. The recommendations include proposals for enhancement and policies for the avoidance of harmful change.

The Management Plan is written in the awareness that in managing the Vale's conservation areas the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the Conservation Area in co-operation with property owners, groups and local businesses.

The document is intended for use by planning officers, developers and landowners to ensure that the special character is not eroded, but rather preserved and enhanced through development activity. While the descriptions go into some detail, a reader should not assume that the omission of any building, feature or space from this appraisal means that it is not of interest; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

The survey work for this appraisal was undertaken between March and May 2008. To be concise and readable, the appraisal does not record all features of interest.

The Effects of Designation

This Appraisal/ Management Plan has been prepared in compliance with Section 69(2) of the Planning (Listed Buildings and Conservation) Areas Act, 1990. The consequences of designation are summarised as follows:

- the Council has a general duty to ensure the preservation and enhancement of the Drope Conservation Area in the determination of planning applications;
- six weeks notice needs to be given to the Council before works are carried out to certain trees not subject to tree preservation orders (those over 7.5cm in diameter measured 1.5 metres above the ground);
- conservation area consent is needed for the demolition of any unlisted building in the conservation area (subject to certain exemptions in terms of size some very minor buildings may be excluded from this provision);
- the details as to the limits regarding the works (such as extensions) which may be carried out without the benefit of planning permission are stricter;
- extra publicity is given to planning applications.

In practice, the Council's principal involvement in the management of the conservation area is through its duty to advise on, consider and respond to planning applications for new development. These are normally subject to closer scrutiny from a design perspective and may as a result often require a greater level of explanatory information and presentation. Dependent upon size of a proposal, an application may also be referred to the Council's Conservation Area Advisory Group, an independent forum which makes recommendations to the Council's Planning Committee regarding a number of issues regarding the management of conservation areas in the Vale of Glamorgan.

The Council also makes an important contribution to the appearance of the conservation area in the management of the public estate (e.g. parks, open spaces and its own buildings) and in fulfilling its statutory obligations as highway authority (e.g. in the maintenance of highways, verges, ditches, drains, hedges and in the provision of street furniture, signs and lighting).

Process of the Appraisal

Involving the community (and thereby raising public awareness) has been an integral part of the Appraisal process. This has been beneficial in two respects. Firstly, it has allowed the local community to provide important commentary on both the existing situation and its aspirations for the Conservation Area. In addition, it has raised awareness of the Conservation Area status of the village, and the implications for those living within its boundaries.

The Conservation and Design Team met initially with local Councillors on 12th March 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks.

The results of the questionnaire were considered in the preparation of a draft Appraisal, which has now been made available for inspection and comment by the public on the Council's website. A brief summary of concerns and issues raised through the consultation process is listed below:

- Concern over potential new development in the Conservation Area;
- The importance of the landscape setting of the Conservation Area, including the positive contribution made by trees and hedgerows;
- The importance of the historic layout of the hamlet;
- The negative visual impact of the agricultural yard adjoining the Conservation Area.

Following a consultation period of six weeks from 1st September 2008 to 10th October 2008, which included a surgery held at the Sportsman's Rest, Peterston-Super-Ely on 4th September 2008, any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 25 March 2009.

Planning Policy Framework

National Advice

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as *“an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”*. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Section 72 of the same Act specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Wales, which is augmented by Circular 61/96 – ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas’ and Circular 1/98 – ‘Planning and the Historic Environment: Directions by the Secretary of State for Wales’. These documents provide advice on the designation of Conservation Areas, and the importance of assessing the special interest of each one in an appropriate manner.

Development Plan

The Vale of Glamorgan’s Unitary Development Plan (UDP) was adopted in April 2005. The Plan sets out the Council’s aspirations for protecting and enhancing the historic environment and states how applications affecting Conservation Areas will be assessed. The policies relating directly to the management of Conservation Areas are:

- ENV 17 (Protection of Built and Historic Environment)
- ENV 20 (Development in Conservation Areas)
- ENV 21 (Demolition in Conservation Areas)
- ENV 22 (Advertisements in Conservation Areas)
- ENV 23 (Shopfront Design in Conservation Areas)

Additionally, Policy ENV 24 (Conservation and Enhancement of Open Space) and Policy ENV 27 (Design of New Developments) are important in the assessment of planning applications relating to Conservation Areas.

These policies will be strengthened by this Appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness.

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. The adopted Unitary Development Plan places Drope in the countryside. For this reason, strict controls exist over applications for new development.

In particular, in addition to Conservation Area specific policies, the following UDP policies apply:

- ENV 1 (Development in the Countryside)
- ENV 2 (Agricultural Land)
- ENV 4 (Special Landscape Areas)
- ENV 11 (Protection of Landscape Features)
- ENV 12 (Woodland Management)
- HOUS 3 (Dwellings in the Countryside)
- HOUS 5 (Agricultural or Forestry Dwellings)
- HOUS 7 (Replacement and Extension of Dwellings in the Countryside).

These policies, and in particular ENV1 and HOUS3, restrict new housing development in the countryside to those that are justified in the interests of agriculture and forestry only.

Given the policy background and the character of Drope it is unlikely that an intensification of development here would be appropriate.

Local Development Plan

The Vale of Glamorgan Council has started work on producing its Local Development Plan (LDP), which will set out how land within the Vale is used between 2011 and 2026. This includes the historic built environment and Conservation Areas. Up-to-date information on the progress of the Council's LDP can be found at www.valeofglamorgan.gov.uk.

Summary of Special Interest

Although not exhaustive, the defining characteristics of the Conservation Area that reinforce the designation can be summarised as follows:

- Tiny rural hamlet in the valley of the River Ely, part of the Ely Special Landscape Area;
- Current layout based upon historic farms;
- Survival of historic farm groups within the hamlet;
- The quality of some buildings;
- Spacing between farm groups;
- Views over surrounding countryside;
- Building identified as a potential County Treasure - The Old Rectory;
- Prevalence of local building materials;
- Entirely appropriate scale within the hamlet;
- Stone boundary walls;
- Open verges and important tree groups.



Spaces between buildings are important.



Former farmsteads form the basis of the hamlet.



Stone boundary walls and grass verges add to the character of the conservation area.

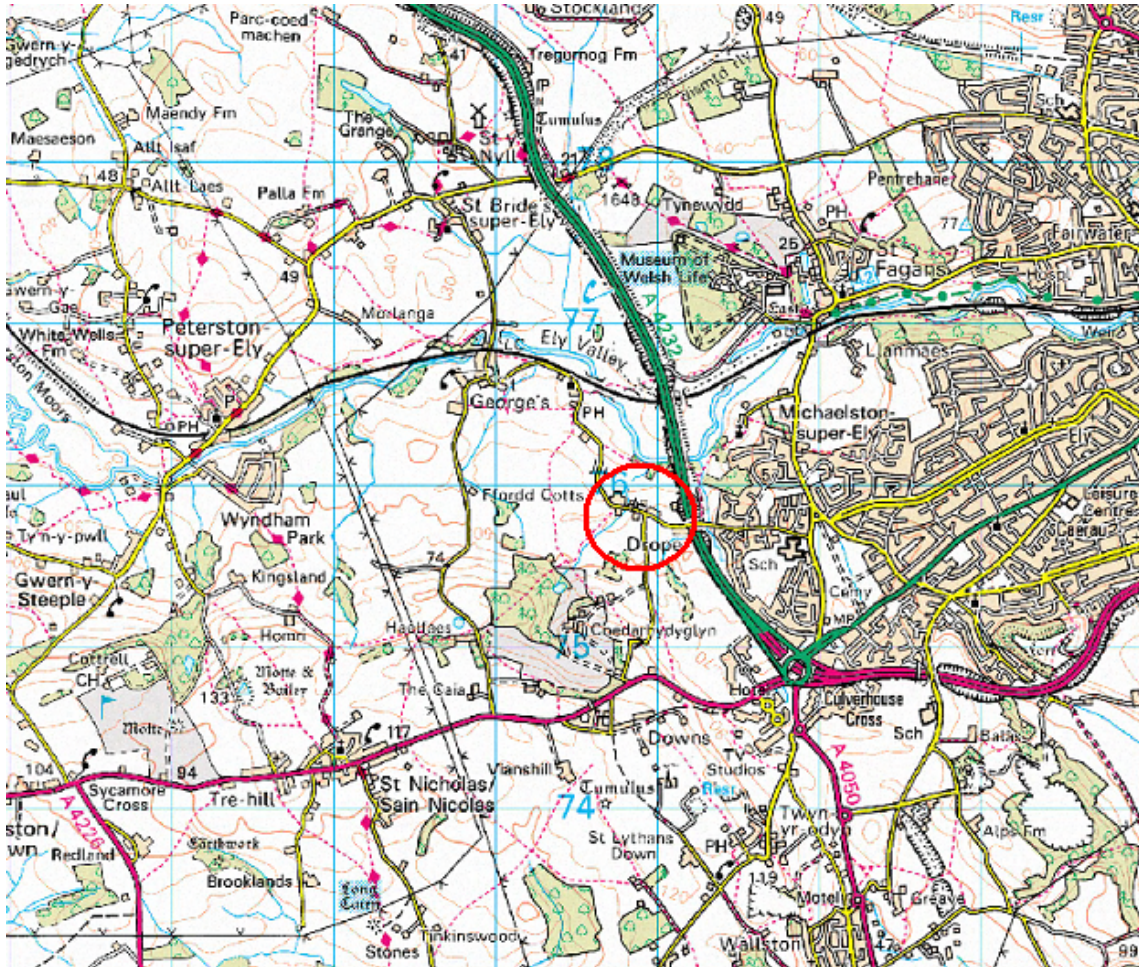


Important tree groups

Location and Setting

Location and Context

The Drope Conservation Area is located 1km north-west of Culverhouse Cross and is immediately west of the city of Cardiff. The conservation area has a rural setting surrounded by open countryside.



OS Extract showing context of Drope

General Character and Plan Form

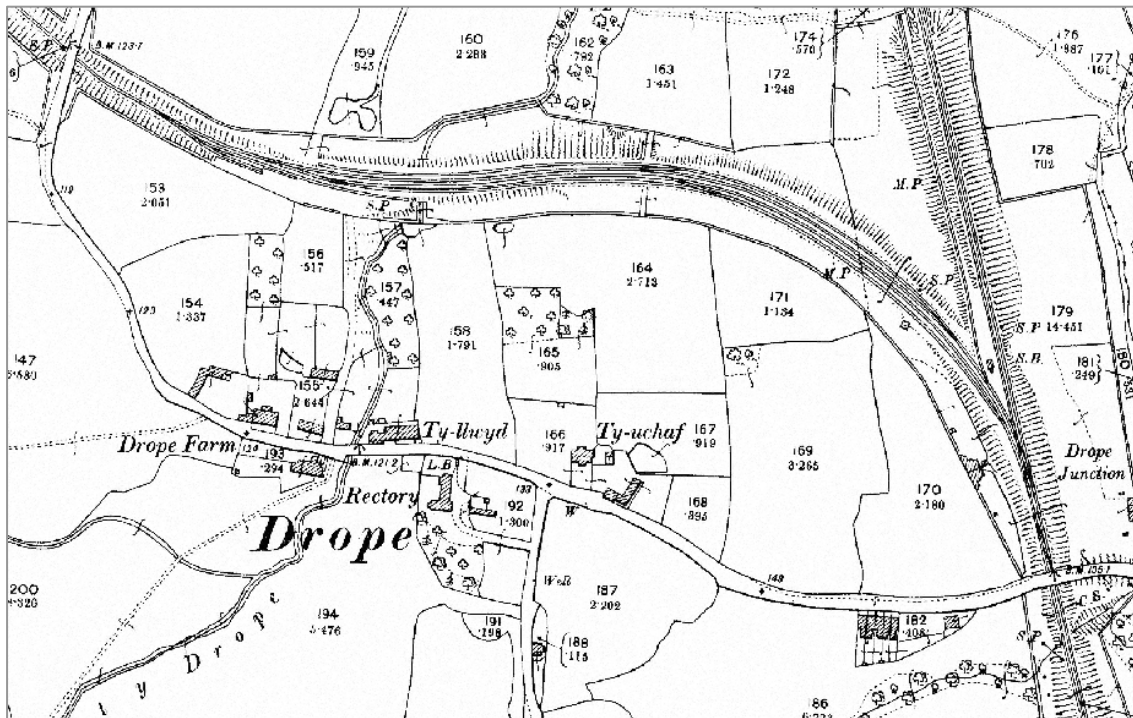
Drope is a small hamlet comprising of three former farms and a small group of houses set adjacent to the lane, which runs from Michaelston-Super-Ely to St. Georges. An essential element of the character of the Conservation Area is that it has largely escaped twentieth century infill.

Landscape Setting

The Conservation Area lies within the Ely Special Landscape Area on gently undulating farmland. The confluence of the Nant-y-Drope and Ely rivers occurs to the north of the Conservation Area. The flood plain is generally open and low-lying. Views toward and from the village in the east provide an outstanding landscape context. The village is enclosed by trees and hedges and stands isolated from major development to the east of the A4232. A disused railway embankment lies to the north of the settlement and forms the northern boundary of the Conservation Area. The village is generally set within open countryside although there are important groups of trees within the Conservation Area most notably along the Nant-y-Drope and around the Vicarage. There are clear boundaries between development and open fields, which surround the hamlet. To the north and east of the hamlet, these fields provide open views across the Ely valley.

Historic Development and Archaeology

There are no known areas of archaeology or scheduled ancient monuments within the conservation area although there is some anecdotal evidence of a medieval chapel at Drope. A reference to '*ecclesia de Britton*' from *The Place-names of the Dinas Powys Hundred* (Pierce, 1968) suggest this may have been at Drope rather than in the parish of Penmark where it is usually suggested to have been.



Drope circa 1900

Several farmsteads and former farmhouses represent the agricultural origins of the hamlet. These were complimented by the construction of the Rectory in the early nineteenth century.

By 1900 the Peterston branch of the Barry Railway was in place and Drope Terrace had started to be constructed. The existence of a multitude of railway lines built to serve the expanding coal industry of South Wales at the time had begun to bisect and intersect in the valley floor, so fragmenting the area to make it not only difficult to farm, but also to inhibit speculative land development.

During the inter-war years little development took place, although it was in this period that the building that was to become the community hall was built. After the Second World War two pairs of semi-detached houses were constructed in the east of the hamlet.

By the 1970's, when the conservation area was designated, all but the main London to Swansea railway line had been dismantled, but the existence of other lines prior to this time certainly assisted in the involuntary conservation of the area.

The only substantial development since then has been the construction of 'Greenmeadow' and the conversion of Drope Farm barns.



Looking east into the hamlet.



View looking west within the hamlet.

Spatial Analysis

Spatial analysis, is concerned with how buildings relate to each other and the space created between and around those buildings. It also examines how views are created and how they may change as the space is passed through.

The spatial character of the Conservation Area is primarily determined by the agricultural land surrounding the hamlet, trees hedges and walls that form boundaries and traditional rural buildings; the large Rectory, several large farmhouses, their associated outbuildings and more modest farm labourers cottages. Although the majority of dwellings within the hamlet are no longer directly connected with agriculture, their origins remain clearly visible and this character is reinforced by the informal open spaces, which provides a feeling of spaciousness.

Throughout the hamlet there is a clear distinction between public and private space with the boundaries well defined by building lines, boundary walls and other softer landscaping such as hedges.

There are extensive views out of the Conservation Area over the Ely valley, with St-y-Nyll house clearly visible from within the hamlet. Elsewhere within the hamlet views are constrained by its topography, high hedges and trees. This, however, further adds to its rural character.

From the west the Conservation Area can be identified by the former railway bridge and views east into the village are dominated by the television broadcast antennae at Wenvoe and the tall row of trees at the Old Rectory. The road winds through the hamlet further restricting forward views and introducing new vistas. The surrounding countryside can be glimpsed through hedges and in spaces between properties. In the east the Conservation Area is identified by the grouping of early post-war semi-detached houses.



Ty Llwyd features a very distinctive pink colour wash and is situated at the very heart of the village.



Former barn at Drope Farm, now converted for residential use.



Ty Uchaf.

Character Analysis

Plan Form and Building Types

The hamlet has historically been linked to agriculture and many of the buildings reflect this, having been built as cottages linked to farms and small holdings. Whilst many of these ties with the land have now been severed the predominant use remains residential. The only exception to this is the hall at the western end of the hamlet. The hall is unusual in that although it is built up against the boundary fronting the road, it is completely accessed from the rear.

Buildings in the Conservation Area

Within the Conservation Area buildings are either historically linked to agriculture, or are later 20th century buildings. The exception to this is the Old Rectory.

Large Former Farmsteads

Drope was centred upon the three large farmsteads – ‘Drope Farm’, ‘Ty Llwyd’ and ‘Ty-Uchaf’. These, and their outbuildings, are all now used as residential dwellings but their original agricultural purpose is still evident. These farms and their converted outbuildings account for around half of the buildings in the Conservation Area.

Contemporary Buildings

These are situated predominantly at the eastern end of the hamlet and consist of two pairs of semi-detached houses and a detached bungalow. These buildings are typical of post World War II semi-detached houses and do not contribute to the special historic or architectural interest of the conservation area. At the western edge of the hamlet, there is a relatively recently built hall, alongside the converted barns, that serves the community.

Listed Buildings and County Treasures

There are no statutorily listed buildings or locally listed County Treasures in the Conservation Area.



The Old Rectory



Former railway bridge



Drope Farm



Arched gateway at the Old Rectory.

Positive Buildings - The Contribution of Key Unlisted Buildings

Drope Farm (and its outbuildings), Ty Llwyd, Ty Uchaf and The Old Rectory have been identified as 'positive buildings' and these are marked on the appraisal map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the conservation area. Criteria for selection is given in Appendix 1.

Of these 'positive buildings' one has been considered for inclusion as a County Treasure - The Old Rectory.

The Old Rectory

An impressive early Victorian Rectory set in formally landscaped gardens. Although it has significantly extended it still retains its character. It features a slate roof under exposed local limestone walls.

Local Details

The streetscape consists predominantly of grass verges without kerbs or footpaths, and this makes a significant contribution to the rural distinctiveness of Drope. On the whole a lack of signage within the village has kept the highway clear of clutter, further reinforcing the rural feel, although a prominent sign at the roadside near the Old Rectory does detract.

There are a number of traditional stonewalls in the Conservation Area, such as the example below at the Old Rectory. These walls positively contribute to its rural character and add to a sense of enclosure within the hamlet.

The traditional hedgerows, which line the road and separate the fields within Drope, are another key characteristic. The hedgerows also provide natural habitats for wildlife and help to promote biodiversity.

These are significant features, which help to form a strong, locally distinct rural character and provide a clear definition of public and private space whilst maintaining the aesthetic value of the area.

Just outside the Conservation Area, an interesting reference to the past is the bridge that once ran over the former Peterston branch railway line. Although the railway is long gone, the bridge remains and provides an historic reference to the evolution of the hamlet.



Rose Cottage



Trees, hedgerows and walls play an important part in the biodiversity in the area.

Drope Farm is an example of a two-unit, end-entry house with hall and inner room probably dating from the sixteenth century. It has been subsequently modernised and extended but still retains its character. Four of its former barns remain, although these were converted into residential dwellings in the late 1990's.

The buildings are modest in scale and still manage to retain some of their agricultural charm and scale although some detailing is perhaps less successful.

Rose Cottage is a formerly Grade III listed building that has subsequently been extended and much altered. Notwithstanding this, the original limestone walls of the cottage are still clearly visible and it retains some of its original character.

Landscape Setting and Bio-Diversity

The natural environment supports many plants, wild animals, and birds, including many protected species. A significant proportion of the Conservation Area is open space and natural landscape. It is this open landscape that gives Drope its rural setting and character. In places the expanse of trees creates seclusion. A notable feature within the Conservation Area is the extent of greenery provided by mature trees, traditional hedgerows and open fields that surround the hamlet and also run through it. The dispersed nature of the buildings in an open agricultural landscape is an essential component of the special character of the area.

Trees play an important role in helping to form the character, which makes Drope so distinct. The predominant species include field maple, ash and hawthorn, with some groups of oak and beech.

There is a public footpath that starts within the Conservation Area and links to the surrounding network. This is a further legacy of the earlier farming community providing routes to fields and neighbouring settlements. The footpaths now provide an important network of accessible routes throughout the area and offer a range of views into the area.

The Nant-y-Drope provides a particularly rich environment for wildlife along its river corridor, but elsewhere the expanse of hedgerows, trees and fields creates a strong natural environment which further reinforces the character of the area.



Inappropriate 'suburban' development.



Incongruous haulage yard.



The wirescape detracts from the hamlet.



Some verges are being eroded.

Negative Factors

Within the Conservation Area one of the most noticeable issues is the sound from the traffic using the Ely Spur road. Despite steep embankments, there is still a considerable amount of noise that is constantly evident. This detracts from the otherwise rural character of the hamlet and serves as a reminder of its proximity to the major conurbation of Cardiff to the east. The haulage yard at the northern boundary of the Conservation Area is rather alien to the context of the hamlet and detracts considerably from its setting. Consideration should be given to the screening of this area with native trees.

The wirescape within the hamlet detracts from a number of views into and out of the conservation area. There are also elements of 'over-design' in the inappropriate interpretation of traditional forms of local design. Particularly unfortunate is the suburban character of development at the former barns to Drope Farm.

At the eastern end of the Conservation Area post second world war development also adds a suburban quality and detracts from its rural character. The proliferation of clutter on buildings – including roof lights, television antennas, satellite dishes and external alarm boxes has, in some places, had a detrimental impact on the appearance of the Conservation Area.

General Condition

The Conservation Area is generally neat and well cared for. The buildings appear to be well maintained and in good condition.

Problems, Pressures and Capacity for Change

There is general concern among residents of Drope that the hamlet may come under pressure for housing development. However, it is important to note that the adopted Unitary Development Plan places Drope in the open 'countryside'. For this reason, very strict controls exist over applications for new development.

The analysis map has indicated the key spaces within the Conservation Area. These are considered to be important in terms of the setting of individual and groups of buildings within the Conservation Area and add greatly to its character.

Summary of Issues

The following issues have been identified with regard to the 'negative factors' identified above and include the views of the local community as part of the preliminary public consultation exercise. They provide the basis for the Management Plan. These issues will be subject to regular review by the Council and new ones may be added in the future:

- Protection of significant views into and out of the conservation area;
- Management of the setting of the Conservation Area;
- The care and management of unkerbed grass verges;
- The protection and repair of stone boundary walls adjoining the highway;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review.

Management Plan

Introduction

The Management Plan sets out proposals and policies which can enhance the character and appearance of the Conservation Area in the light of the issues identified in the preceding Appraisal.

For further details about the purpose and status of the Management Plan, please see the introduction to this document.

Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Drope Conservation Area was undertaken.

Recommendation:

The Council will seek to revise the boundary of the Drope Conservation Area by the:

- (1) exclusion of land including the properties consisting of Green Meadow, Wood Haze, Llys y Celyn, Sunny Bank and Downs End, and the field to the south of these properties and to the east of the Old Rectory.*
- (2) inclusion of land at the north-west of the conservation area to follow the field boundary and to include the former railway bridge.*
- (3) inclusion at the south of the conservation area of the field containing the pond by extending the boundary of the conservation area to follow the field boundary.*

The proposed changes are shown on the Appraisal Map.

Landscape Setting

The landscape setting of the Conservation Area is very important and is notable for its rural location. For this reason the boundary has been drawn widely to the west of the church and cottages and includes open spaces that are vital to the area's rural landscape setting.

Recommendation:

Development which impacts in a detrimental way upon the immediate setting of the Conservation Area will be resisted. The Council will resist applications for change on the edges of the Conservation Area which would have a detrimental effect on the area's setting.

Views

There are many short and long views into, out of and through the Conservation Area which make a positive contribution to its special character. The most important views are identified on the Appraisal Map in the character appraisal.

Recommendation:

The Council will seek to ensure that all development respects the important views within, into and from the Conservation Area, as identified in the appraisal. The Council will seek to ensure that these views remain protected from inappropriate forms of development.

Protection of Important Open Spaces

Open areas and 'greens' between buildings and groups of buildings play an aesthetic part in forming the character of the village. They can improve access into the surrounding countryside, frame vistas, enable distant views or are simply part of the historic development of the rural place.

Recommendation:

The development of open areas that contribute to the character of the Conservation Area will be opposed.

Management of Grass Verges

The appraisal has identified that unkerbed grass verges are a significant element in the rural ambience of the Conservation Area.

Recommendation:

The Council will ensure that any highway works bring a positive improvement to the Conservation Area and that grass verges are protected. Where highway improvements are required, they should respect the character of the Conservation Area.

Protection and Repair of Stone Walls

Traditionally, most boundaries in the Conservation Area are defined by limestone rubble walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has been neglected. Stone boundary walls, hedges and railings which enhance the character of the Conservation Area should be retained.

Recommendation:

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.

Building Maintenance and Repair

Recommendation:

The Council will seek to monitor the condition of all historic buildings in the Conservation Area and will report findings and advise action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the building, including the use of statutory powers.

Management of Trees

Trees make a vital contribution to the rural ambience of the Conservation Area and the setting of many of its historic buildings. The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens. Because of the very large number of trees, and the difficulty of obtaining access onto private land, a full tree survey was not carried out at the time of the appraisal survey and the Appraisal map therefore only includes an indication of the most significant groups of trees.

Recommendation:

Recommendation:

The Council will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat. The felling of trees or development of woodland that contributes to the character of the Conservation Area will be opposed.

Loss of Architectural Detail and Minor Alterations to Historic Buildings

Some of the unlisted buildings in the Drope Conservation Area have been adversely affected by the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors, removal of render and painting of formerly exposed stonework. Most of these minor alterations are not currently subject of planning control. The incremental loss of original building materials and architectural detail is cumulatively eroding one of the characteristic features of the Conservation Area.

Recommendations:

The Council will encourage restoration of architectural detail/reversal of unsympathetic alterations especially timber windows, chimney stacks and original roof covering.

The Council will consider the future introduction of an 'Article 4' Direction in respect of buildings identified as 'County Treasures' and 'positive' buildings in the Appraisal.

Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Conservation Area. This applies to small extensions and garages as well as larger development schemes.

Recommendation:

Development proposals will be judged for their effect on the area's character and appearance as identified in the Drope Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.

The Council will continue to ensure that all new development accords with policies in the Unitary Development Plan and any other policies which supersede this in the emerging Local Development Plan (LDP).

Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups of buildings that retain all or a high proportion of their original architectural detailing and make a positive contribution to the special architectural or historic interest of the conservation area. The criteria for selection of positive buildings are identified in Appendix 1 of this document.

Recommendation:

In accordance with Government guidance contained within Circular 61/96, the Council will adopt a general presumption against the demolition of 'positive' buildings with proposals to demolish such buildings assessed against the same broad criteria as proposals to demolish listed buildings. Any application for the demolition of a positive building will therefore need to be justified as to why the building should not be retained.

Locally Listed Buildings

Some buildings or structures in the Vale of Glamorgan, although not contained within the statutory list ('listed buildings'), are nevertheless of local interest. Survey work for the character area appraisal has identified two unlisted buildings of local importance that merit future inclusion as County Treasures. Draft Supplementary Planning Guidance to the Adopted Unitary Development Plan (1996 – 2011) discusses the implications in policy terms for locally listed buildings on the County Treasures list and lists criteria for inclusion.

Recommendation:

The Council will, as part of a future review of the list of County Treasures, support the inclusion of the Old Rectory.

Conservation Area Guidance

Consultation with the local community suggests that there is a need for additional design guidance and leaflets about conservation areas that build upon existing supplementary planning guidance and advisory leaflets.

Recommendation:

The Council will consider preparing advisory guidance and 'best practice' notes that would assist in retaining the area's prevalent historic character and appearance and promote awareness of the value and importance of the Conservation Area, e.g. written advice regarding (a) alterations to historic buildings, (b) development within conservation areas, (c) the use of traditional building materials, (d) appropriate boundary treatment in rural villages and (e) care and maintenance of trees and woodland.

Buildings and Land in Poor Condition

Recommendation:

Where sites or buildings are in a poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood, consideration will be given to the serving of a Section 215 Notice. This notice requires proper maintenance of the property or land in question, and specifies what steps are required to remedy the problem within a specific time period.

Monitoring and Review

Recommendation:

This document should be reviewed every five years from the date of its formal adoption. A review should include the following:

- *A survey of the Conservation Area including a full dated photographic survey to aid possible enforcement action;*
- *An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;*
- *The identification of any new issues which need to be addressed, requiring further actions or enhancements;*
- *The production of a short report detailing the findings of the survey and any necessary action;*
- *Publicity and advertising.*

References and Useful Information

Local Generic Guidance

Advice for owners of properties in Conservation Areas can be found in the leaflet *A Guide to Living and Working in Conservation Areas*, which is available on line on the Council website at www.valeofglamorgan.gov.uk

Additional information, including design guidance and guidance on repairs and alteration is contained within the adopted supplementary planning guidance document – Conservation Areas in the Rural Vale.

Bibliography

1. G Pierce, Place-names of the Dinas Powys Hundred, University of Wales, 1968
2. J Newman, Glamorgan (Pevsner 'The Buildings of Wales'), Yale University, 1995
3. Statutory List of Buildings of Special Historic or Architectural Interest
4. Vale of Glamorgan Council, Conservation Areas in the Rural Vale, 1999
5. Vale of Glamorgan Council, County Treasures, 2007

Contact Details

For further advice and information please contact the Conservation and Design Team at:

Planning and Transportation Policy,
Vale of Glamorgan Council,
Dock Office,
Barry Docks,
CF63 4RT

Tel: 01446 704 626/8

Email: planning&transport@valeofglamorgan.gov.uk

Appendix 1

Criteria for the Selection of 'Positive Buildings'.

For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

The criteria for assessing the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area are given below.

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special architectural or historic interest of a conservation area and is therefore identified as a 'positive building':

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?



Vale of Glamorgan Council

Drope Conservation Area

Appraisal Map

-  Existing Conservation Area Boundary
-  Suggested Conservation Area Boundary
-  Positive Building
-  Public Footpath
-  Significant Tree or Tree Group
-  Significant Open Space
-  Significant View
-  Potential County Treasure

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Not to scale

