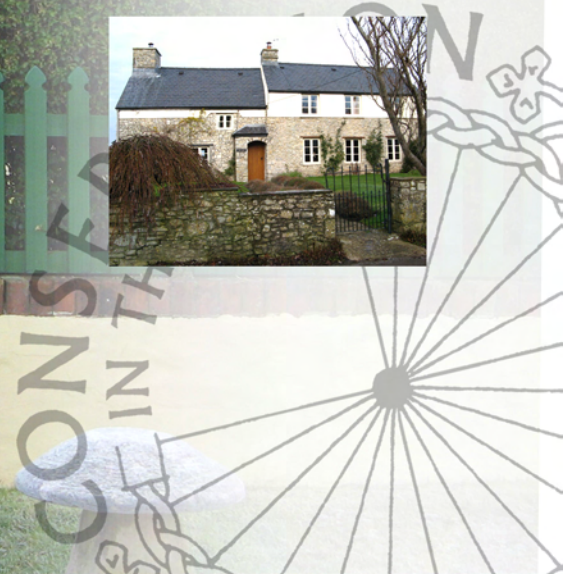


CONSERVATION AREA LLANBETHERY



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Llanbethery

Conservation Area Appraisal and Management Plan

July 2009

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

Following a period of public consultation from 16th March 2009 to 24th April 2009 this document was submitted on 29th July 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 Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan

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Introduction

The Llanbethery Conservation Area was designated in 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 is 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.

A Llanbethery Conservation Area Appraisal was prepared by the Vale of Glamorgan Council in May 2003, and has been used as a basis for the production of this updated Appraisal and Management Plan. In addition, the Conservation Area has been surveyed and a detailed photographic record made of the spaces and buildings.

The Llanbethery Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly in Planning Policy Wales and Circular 61/96, and local policy including the Council's adopted Supplementary Planning 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 Llanbethery 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 Llanbethery 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 Llanbethery 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. The survey work for this appraisal was undertaken during December 2008. To be concise and readable, the appraisal does not record all features of interest. The reader should not assume that the omission of any building, feature or space from this appraisal means that it is not significant; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

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 Llanbethery 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 4 November 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 this draft Appraisal. A summary of issues and concerns raised through the consultation process is listed below:

- Speed and amount of traffic;
- Concerns over quality and amount of modern development;
- Inappropriate development and alterations to some buildings.

Following a consultation period of six weeks from 16 March 2009 to 24 April 2009, which included a surgery held at Llancafarn Village Hall on 7 April 2009 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 29th July 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. For this reason, strict controls exist over applications for new development.

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:

- Llanbethery is located in a rural setting on a high plateau between the valleys of the River Thaw and the Nant Llancarfan;
- The linear form of the settlement, without any noticeable centre;
- Original development from a collection of farm buildings, focused on Llanbethery Farm, dating to the 19th century;
- Many former farm buildings are now converted to residential use;
- The Manse, dating to the 16th century, is the oldest building;
- No statutorily listed buildings, although there are a number of locally listed County Treasures: Cartref, Courthouse Cottage, The Manse, The Vines, Ty Mawr and Llanbethery Farm;
- Use of limestone rubble for walling, often rendered and painted white (for buildings) or left simply pointed with lime mortar (for boundary walls);
- Roofs are either natural slate or very occasionally thatched;
- Some surviving cast iron railings of interest.



The agricultural origins of the village remain apparent.



Local limestone is often used in the construction of boundary walls.



The village has a strong linear form.

Location and Setting

Location and Context

Llanbethery is a very small rural hamlet situated in an isolated position about two kilometres to the north of the B 4265 which connects Barry to Bridgend. The hamlet lies on a plateau not far from the village of Llancarfan, which provides local facilities including a public house, church, church hall and primary school.

General Character and Plan Form

The Conservation Area covers the whole of Llanbethery which is made up of a single street with 35 houses or cottages on either side. Llanbethery Farm, which once provided local employment, is now used as a family house without any obvious agricultural function. About half of the buildings are historic – the rest date to the latter part of the 20th century or are even more recent.

Llanbethery developed as a small hamlet centred on Llanbethery Farm on the north side of the road, with a scattering of smaller farms, agricultural workers' cottages and slightly larger houses forming a loosely-knit group along a simple, straight lane, which bends slightly on entering and leaving the hamlet. For a while, there was a public house in the hamlet, called The Masons Arms on the 1877 map, and latterly The Wild Goose. Since 2003 this has been converted into a house and a new house built alongside it in the former car park. Historic maps also confirm that there were many small quarries in the vicinity, as well as a number of lime kilns.

The south west side of the main street is the best preserved and retains the highest concentration of historic buildings, some of which lie at right angles to the road, and sit tight to the street boundary, so they create a strong rhythm in oblique views. These buildings are mainly detached and often retain front gardens enclosed by limestone rubble walls. Where development has been allowed, mainly along the south east section of street, the new buildings are also detached and sit back from the street with a fairly consistent building line.

Similar plot layouts can be seen on the north side of the road where there also been a great deal of modern infilling, again relatively unobtrusive although some of the buildings are more dominant due to their size and position on small, rather narrow plots. Pant-y-Coed is a small development of terraced houses dating to c1950 which are again set back from the street with deep grass verges. This open green space provides the hamlet with a very informal 'centre' and is the location for a community notice board, a public seat, and a telephone kiosk.



View westwards from the edge of Llanbethery.



View to south west.



Field to north east.

The overall character of the Conservation Area is defined by the mainly white painted historic buildings which sit close to the road, and the rest of the buildings which provide attractive front gardens with stone walling, trees and hedging. The rural qualities of the hamlet are reinforced by the grass verges, informal street surfaces (no pavements) and close proximity of the surrounding countryside.

Landscape Setting

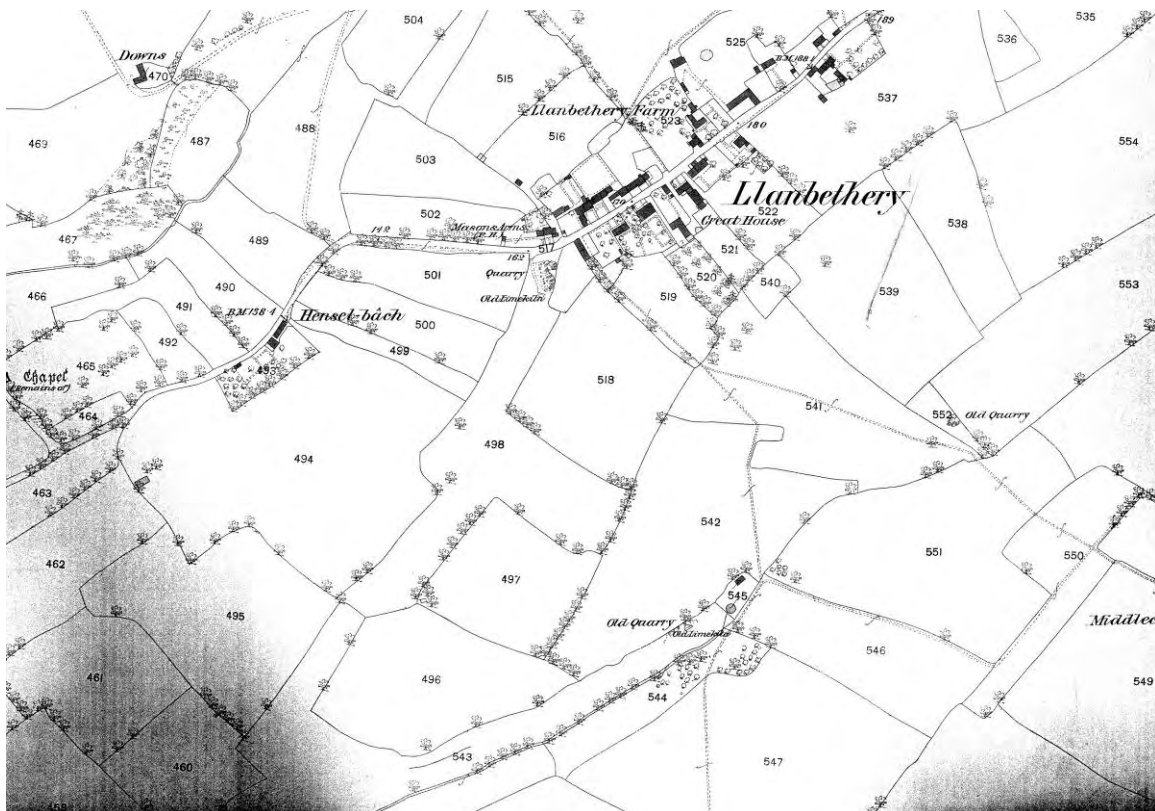
Llanbethery lies to the east of the River Thaw on a level plateau stretching between the valleys of the Thaw and Nant Llancarfan. The plateau has an open landscape with few trees to screen and frame Llanbethery on its northern boundary. Within the hamlet, trees in private gardens provide privacy and a sense of enclosure, which is reinforced by the positioning of the historic buildings, particularly those which lie close to the street.

Historic Development and Archaeology

Whilst the earliest buildings in Llanbethery are 16th century in origin (The Manse and The Vines), settlement in the area has been traced to the Early Iron Age, with the discovery of an univallate enclosure at Castle Ditches, situated upon elevated ground to the east of Llancafarn, less than two kilometres away. Occupation of the hillfort continued into the Romano-British period, by which time a community had been established at nearby Moulton, one mile further east again. The remains of buildings, bones and pottery uncovered within the grounds of New House (Moulton Farm) confirm the latter site to have been inhabited between the 2nd and the 4th centuries A D.

At some stage, a small chapel was built by the monks of the nearby monastery at Llancafarn to the west of present-day Llanbethery, one of eight provided in the area for the local population. The remains of the chapel are indicated on the 1877 map and lie just off the lane which leads down to the River Thaw. This may have once connected with the deserted medieval village on Flemingston Moor on the west side of the river, where pottery dating to the 12th and 13th centuries has been found. The proximity of the chapel may have provided an impetus for development at Llanbethery although the earliest houses appears to be The Manse, dating to the 16th century, and The Vines, part of which may be of a similar age.

First Edition Ordnance Survey Map, c.1877.



Between the 16th and the 19th centuries, Llanbethery appears to have developed as a small rural hamlet which by 1877 was focused on Llanbethery Farm. It may have replaced The Manse, called 'The Great House' on the 1877 map, or The Vines, as the primary farmhouse in the immediate area.

Since the 1970s the hamlet has almost doubled in size. Since 2003 the village public house has been shut and redeveloped as a private house, with a new house on the site of the old car park. Planning policies controlling development in the countryside are unlikely to allow any further development in Llanbethery apart from modest extensions to existing properties.

Spatial Analysis

Character of Spaces

The defining spatial feature of the Llanbethery Conservation Area is the single, straight road which forms the spine of the hamlet, with buildings lying in almost equal distribution to the north and south of the street. This bends gently on entering the hamlet from the east, and similarly bends on exiting to the west, before a straight stretch which then drops down a steep hill towards the River Thaw.

The linear nature of the development is enhanced by the fairly regular-sized plots and the buildings (both historic and modern) which are of a similar size and orientation, facing the street. These contrast with the survival of some historic buildings which lie at right angles to the road, with gables facing the street, on the south side of the road.

The road as it passes through the hamlet is still rural in character, without pavements, but with some grass verges. Of special note is the hilltop location which provides dramatic views in many directions, but principally to the south towards the tall chimney of Aberthaw's Power Station.



View along the main street to the east.



View along the main street to the west.



Grass verge, telephone call box and community notice board.



The centre of Llanbethery.

Character Analysis

Activity and Prevailing Uses

Llanbethery originated as an agricultural community and historic maps of the 19th century confirm that Llanbethery Farm was a focus of the then community, which at that time included smaller groups of agricultural buildings and a public house, then called the Masons Arms, perhaps reflecting a historical association with limestone quarrying. Today, the buildings in the hamlet are totally in residential use.



The Manse.



The Vines.



Llanbethery Farm.



Court House.

Buildings in the Conservation Area

Most of the Conservation Area's principal historic buildings, none of which are statutorily listed, date to the late 18th or 19th century and were at one time linked to agriculture, functioning either as a farmhouse, farm workers' cottage, or as a stable or barn. Some buildings are earlier, such as The Manse, which is of 16th century origin with 18th century additions, and may once have been the primary farmhouse in the hamlet. There are no community buildings such as a church or chapel.

The principal buildings of the Conservation Area are as follows:

The Manse

A thatched two storey cottage, three bays wide, with end stacks. Whilst there are 19th century timber casements to the front elevation, the rear elevation retains its original stone mullioned windows.

The Vines

A mid 16th century two storey stone house with slightly lower side extension which retains an 18th century kitchen wing with a large chimney stack.

Llanbethery Farm

A symmetrical, 19th century farmhouse, three bays wide and two storeys high. Unfortunately the original six over six sashes have been changed. The carved bargeboards to each gable add interest.

Court House

A long, thin range set at right angles to the street which although of largely 19th century appearance, may retain earlier fabric.



Cartref.



Ty Mawr.



Castle Cottage.



Fairfield and Windways.

Cartref

A compact Victorian villa, again with its gable end facing the street. The decorative porch overlooks an enclosed garden.

Ty Mawr

This house with its enclosed garden and coursed stone stable block occupies a central position in the hamlet. The house is now largely 19th century in appearance, having been possibly remodelled around an earlier building. The enclosing garden wall retains bee boles, showing the early origins of the farm.

Castle Cottage

A mid to late 19th century house set at right angles to the street.

Fairfield and Windways

A pair of symmetrical late 19th century houses built from coursed rubble stone with yellow brick dressings.

Scheduled Monuments

There are no Scheduled Monuments within or on the edges of the Conservation Area.

Listed Buildings

There are no listed buildings or structures in the Conservation Area.

Locally Listed County Treasures

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan.

It contains listed buildings, Scheduled Ancient Monuments, as well as entries identified as being of 'local importance'. In the Llanbethery Conservation Area, the locally listed 'County Treasures' are: Cartref; Court House; The Manse; The Vines; Ty Mawr; and Llanbethery Farm.

Positive Buildings - The Contribution of Key Unlisted Buildings

A number of key unlisted buildings 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. The criteria for selection are provided in Appendix 1. In the Llanbethery Conservation Area the 'positive' buildings include all of the 19th century (or earlier) buildings.



Original railings and gate set in brick piers at High Croft.



Stone stile at Higherend Cottage.



Ornate railings at Llanbethery Farm.



Modern, but well detailed windows on Windways.

Local Details

The historic buildings in the Conservation Area are very plain, with simple rectangular shapes, pitched slated roofs with end chimney stacks, casement or sashed windows, and the occasional (often modern) porch. They are built from the local limestone which traditionally was limewashed but in more recent years have been covered in lime or cement render and painted. White is the usual colour but occasionally, as in the case of Court House, a light pink is used.

The modern houses in the hamlet, including those at Pant-y-Coed, are also largely rendered and painted white which does help to provide some cohesiveness. Pitched slated roofs can be seen almost everywhere, usually set at a pitch of about 40 degrees. The Manse is the only example of the use of thatch.

Local details of note include:

- Staddle stones outside The Manse;
- Former stile in stone wall outside Higherend Cottage;
- Cast iron gate and railings on limestone wall outside High Croft, with red and yellow terracotta and brick gate piers;
- Curly, decorative cast iron railings outside Llanbethery Farmhouse, set on slate coping on limestone plinth wall with similar gate piers.

Roadside walls built from the same lias limestone rubble blocks of varying sizes are a prominent feature of the Conservation Area and help to maintain the hamlet's historic character. The walls can be from one metre to nearly three metres high. The same stone, laid on edge, is sometimes used to create the copings, or alternatively, a rounded coping is made from lime mortar. Outside 'Rowans', the wall is topped by well separated pieces of limestone, laid on edge. Other boundaries are defined by shrubbery, trees or hedging. Some modern timber fencing is a regrettable feature.

The street surface is simply covered in black tarmacadam, without any pavements, which suits the rural character of the hamlet.

Green Spaces and Biodiversity

Llanbethery lies on an open plateau surrounded by fields with little or no cover for wildlife apart from the hedgerows. There are no green spaces within the Conservation Area apart from residents' private gardens, which do provide cover and a food source for wild birds.



Overgrown garden next to Ty Mawr.



Wirescape can be visually dominant.



Here a large number of satellite dishes dilute the character of the area.

Negative Factors

There are a number of elements which detract from the special character of the area, and which offer potential for beneficial change. They are:

- Visually dominant overhead wires and telegraph poles;
- Use of modern surface materials, including concrete paviors, on private driveways facing the main street;
- Wide entrances to modern houses affects the cohesiveness of the streetscape e.g. entrance to Wirral House and Vale House;
- Some over fussy modern boundary treatments, such as the curved panels on the close-boarded fence to the west of The Granary;
- Overgrown garden next to Ty Mawr;
- Visible soil vent pipes on a number of the historic buildings;
- Use of uPVC for windows and doors in some of the historic buildings e.g. Fairfield and Cartref;
- A plethora of visible satellite dishes on the front of houses in Pant-y-Coed; a satellite dish on the side elevation of The Vines
- A high number of modern buildings of no special architectural merit;
- The conversion of some of the agricultural buildings has in some instances been carried out using inappropriate materials and details.

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:

- Conservation Area boundary review required;
- The protection of unlisted 'positive' buildings from demolition;
- The need for additional controls to prevent the loss of traditional features on unlisted 'positive' buildings;
- Future control of applications for new front boundaries, and the overall protection of existing front boundary walls and front gardens;
- Overgrown garden next to Ty Mawr;
- The removal of unauthorised satellite dishes;
- The future control of new development;
- Monitoring and review of these documents.

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 Llanbethery Conservation Area was undertaken. It was found that in a number of places the boundary does not follow a meaningful line on the ground and includes fields which do not make a positive contribution to the special character of the conservation area. These are:

- Field to the north of The Vines and Pant-y-Coed;
- Fields to the south of Llanbethery;
- Field to the north east of High Croft;
- Fields to the east of the Limekiln Cottage and former Wild Goose Public House.

Recommendation:

It is recommended that, in order to follow best practice in Conservation Area boundary definition, the boundary of the Conservation Area is amended to omit some fields.

The proposed changes are shown on the Appraisal Map.

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 which add interest and vitality to the appearance 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.

Loss of Architectural Detail and Minor Alterations to Historic Buildings

Many of the unlisted buildings in the Llanbethery 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 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.

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.

Buildings and Land in Poor Condition

Whilst not the responsibility of the Council, the owners of the following site could be approached to see if improvements could be achieved as follows:

The overgrown garden to the side of Ty Mawr

It has been noted that a walled garden to the west of Ty Mawr, (but possibly in separate ownership) is overgrown and neglected. The restoration of this space to a cultivated garden would be very welcome.

Recommendations:

The Council will encourage the repair and restoration of the garden.

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

Locally Listed County Treasures

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 one unlisted building that merits future inclusion as a County Treasure. 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.

Recommendation:

The Council will, as part of a future review of the list of County Treasures, consider the inclusion of Castle Cottage.

The Control of Antennas and Satellite Dishes

Planning permission is required within the Conservation Area for all antennas and satellite dishes which are visible from the public highway, and in other cases subject to certain limits on size and capacity.

Recommendation:

The Council will consider taking enforcement action where unauthorised antennas and satellite dishes have been erected and negotiations with the building's owners have failed to reach an agreeable solution.

The Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Llanbethery Conservation Area. This applies to completely new buildings as well as the occasional extension.

Recommendation:

Development proposals will be judged for their effect on the area's character and appearance as identified in the Llanbethery 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).

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.

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.

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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

Llanbethery Conservation Area

Townscape Appraisal Map

Not to scale



-  Conservation Area Boundary
-  Proposed Conservation Area Boundary
-  Positive Buildings
-  County Treasures
-  Proposed County Treasures
-  Significant Tree or Tree group
-  Significant Views
-  Significant Stone Walls

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