

# CONSERVATION AREA LLANCARFAN



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Llancarfan

## Conservation Area Appraisal and Management Plan

July 2009

This document is the adopted Llancarfan 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 16<sup>th</sup> March 2009 to 24<sup>th</sup> April 2009 this document was submitted on 29<sup>th</sup> 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 Llancarfan 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 Llancarfan Conservation Area Appraisal was prepared by the Vale of Glamorgan Council in 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 Llancarfan 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 Vale of Glamorgan Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a firm basis on which applications for development within, and close to the Llancarfan 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 Llancarfan 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 Llancarfan 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, tree 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 Llancarfan 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:

- Amount and quality of new development;
- Inappropriate development and alterations to some buildings;
- Importance of river and open spaces;
- Importance of historic buildings.

Following a consultation period of six weeks from 16 March 2009 to 24 April 2009, which included a surgery held at Llancarfan 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](http://www.valeofglamorgan.gov.uk).



*Next to the church the buildings are closely packed together.*



*The stream which flows through the village links the settlement.*



*The Old Parsonage, one of several historically interesting buildings.*



*St. Cadoc's Churchyard.*

## Summary of Special Interest

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

- Llancarfan is a small rural village situated within the valley of the Nant Llancarfan, a few kilometres to the north of the B4265 between Barry and Bridgend;
- The long, linear Conservation Area stretches out along the valley, which is contained on its eastern and western boundaries by sloping hillsides topped with woodland;
- The waterside setting provides an attractive environment with various small foot or vehicular bridges and a ford;
- The village has a remoteness despite its close proximity to Barry;
- Llancarfan was once the site of one of Glamorgan's most important pre-Norman monasteries, although nothing now remains (the site is a scheduled monument);
- The principal historic building in the village is St Cadoc's Church, an important early 13<sup>th</sup> century building which is listed Grade 1;
- The only other listed building is the K6 telephone box dating to 1936;
- A number of locally listed 'County Treasures' add interest: the former Bethlehem Chapel, Chapel Cottage, Corner House, Great House, the Fox and Hounds Public House, Whitechapel (formerly the Wesleyan Chapel) and Llancarfan Primary School;
- Use of the local lias limestone for walls, sometimes faced with painted lime render or occasionally dressed with red or yellow brick;
- Roofs are usually covered in natural slate or a modern equivalent;
- New bungalows and houses have been added to the village, particularly in the 1960s and 1970s, but these have generally gently mellowed into the landscape as trees and other planting have developed around them.

## Location and Setting

### Location and Context

Llancarfan is a rural village which is located about three kilometres to the north of the B 4265 which connects Barry to Bridgend. Barry itself lies about six kilometres to the east and Llantwit Major, the only other nearby settlement of notable size, about eight kilometres to the west. Cardiff International Airport is about four kilometres away with the South Wales coast immediately beyond.

The village is located in the valley of the Nant Llancarfan which flows in a north to south direction, and is enclosed by fields and woodland. This gives it a somewhat remote character although it is not far from busy roads and the activity provided by the airport and nearby Barry. The location in a deep valley provides dramatic views across the village, with the skyline being marked by dense woodland in many places.

### General Character and Plan Form

The Conservation Area covers almost the whole of Llancarfan, including a great deal of 1960s or later development which has over the years matured and in places become part of the street scene. The principal feature of the village is the medieval church dedicated to St Cadoc, with a large, attractive churchyard next to the stream, and most of the surviving historic buildings are located close to this central core, although 19<sup>th</sup> century maps confirm that in the 1870s development was spread out along the valley, including an almost separate settlement at Crossgreen, the location of the Corn Mill and other 19<sup>th</sup> century buildings.

The topography has dictated that roads coming into the village from the north and south follow the contours and are roughly parallel to the stream, although they gently twist and turn as well. They congregate around the churchyard and then again, a similar loop has been created around Crossgreen, next to the Corn Mill. Usually, these lanes are defined by stone walls of varying heights or by mature shrubbery, trees or hedging, providing a strong sense of enclosure. The steep valley sides, particularly to the west, mean that access is limited from that direction. Foot bridges and fords across the stream also add to the street pattern and this contact with the flowing water is a very important part of the character of the Conservation Area.



*The entrance into Llancarfan from the south west*



*The woodland setting to Llancarfan*



*View across the valley towards Meadowgate*

### **Landscape Setting**

Llancarfan is located within the rolling coastal plateau of the Vale of Glamorgan which in this location is incised by the shallow valley of the Nant Llancarfan. The village lies within the lower part of the valley, surrounded by established woodland (mainly to the west) and, on the higher land, open fields used for grazing. Tree cover in the centre of the village is equally important, and helps to maintain the rural character of the Conservation Area. Some of the more important trees are specifically covered by Tree Preservation Orders, but this requires reviewing.

The enclosed nature of the settlement provides a somewhat remote character to the village, although there is good road access to the B4265 via Llancadle. Views out of the Conservation Area are therefore constrained by the adjoining hillsides, but there are still notable views within the village, mainly across the valley floor to other parts of Llancarfan and around the churchyard.

## Historic Development and Archaeology

The history of a settlement in the vicinity of Llancarfan can be dated back to the Early Iron Age, with the survival of a univallate enclosure at Castle Ditches, situated on elevated ground less than a kilometre east of the present village. Occupation of the hill fort continued into the Romano-British period, by which time a community had been established at nearby Moulton, one and a half kilometres further east. The remains of buildings, bones and pottery uncovered within the grounds of Moulton Farm confirm the latter site to have been inhabited between the 2<sup>nd</sup> and 4<sup>th</sup> centuries AD.

It appears that the Celtic precursor to the modern-day village was established by the time of the 6<sup>th</sup> century, when St. Cadoc, or Cadog, founded a monastery beside the Llancarfan brook. Certainly the 12<sup>th</sup> century document, the Book of Llandaf, refers to the presence of a monastery at Llancarfan from at least c.650 AD, and by the 9<sup>th</sup> century the 'clas' of St. Cadoc – clas being an association of clergy without affiliation to a particular monastic rule – was flourishing as one of the great centres of Christianity and learning within south east Wales. The pillar-cross today preserved within Llancarfan churchyard, perhaps itself an enclosure of monastic origin, can be dated to this period. The main complex of monastic buildings, however, was situated further south, in the area known as Culvery Fields, now partially occupied by two modern houses – The Grange and Culvery. The nearby spring and well heads may have been associated with the monastery, and the monks also used the stream to power a woollen mill. Much of the land in this part of the village has now been designated as a Scheduled Monument, including the sites of the modern houses.

Despite being amongst those places destroyed by the Danes in 998 AD, by the 11<sup>th</sup> century Llancarfan had become the most powerful ecclesiastical community within Glamorgan. However, this period of supremacy was brought abruptly to a close in 1093 when the Normans invaded Glamorgan. The monastery at Llancarfan was dissolved and the lands and incomes eventually granted by the Norman lord Robert Fitzhamon to the Abbey of St. Peter's, Gloucester. Subsequently, St. Cadoc's was consigned to the status of a parish church.

The earliest sections of the present church appear to have been erected during the 13<sup>th</sup> century: the simple chancel arch is of c.1200, whilst the chancel proper is known to have been replaced under the direction of the Abbot of Gloucester between 1284 and 1307. During this period, new buildings seem to have been erected on the site of the former monastic complex – the remnants of a 13<sup>th</sup> or 14<sup>th</sup> century structure, once



The village underwent a period of transformation during the 18<sup>th</sup> and 19<sup>th</sup> centuries, when the majority of buildings within the settlement appear to have been gradually rebuilt or replaced. The community also gained a number of public buildings, and by the 1870s was served by a Wesleyan Methodist Chapel, a Baptist Chapel, and, erected two hundred years after lessons were first provided within the village, a purpose-built school. The parish church was restored in 1877.

The open layout of the 19<sup>th</sup> century settlement was to survive largely unaltered until the 1960s, when detached houses and bungalows were erected within former garden and orchard plots, along the principal lanes, and within the three large fields formerly extending eastwards from Llancafán brook. Further changes have been brought about by the conversion of agricultural buildings and of the Baptist and Wesleyan chapels to residential use. The provision of a settlement boundary around the village now brings into careful evaluation further additions to the village. Today the village provides a number of facilities including the church and church hall, the village public house (The Fox and Hounds), and a primary school.

First Edition OS Map 1877



## Spatial Analysis

### Character of Spaces

The defining spatial feature of the Llancarfan Conservation Area is the location in a narrow valley along the stream which is orientated north-south, allowing roads to enter from these directions where they are then focused on St. Cadoc's Church and its churchyard. This is the village's principal open space, with the medieval church and its rather squat stone tower acting as a key focal point within the Conservation Area.

Other spaces are much less formally laid out but include the stream and the fords which cross it, the undulating and twisting narrow country lanes which connect the various parts of the village, and the gardens and fields which lie within the village or on its edges. Whilst these are in private ownership, they make a major contribution to the special character of the Conservation Area, particularly in short views across the valley or along the stream.

Another open space, but equally informal, can be found next to the former corn mill in an area once called Crossgreen. This can be accessed by road or more attractively, by a small footbridge over the stream which leads to an area of grassed verges. This is notable for the surviving historic buildings which surround it – Old Mill (with a large 1960s extension), The Green, a well detailed 19<sup>th</sup> century house, and The Willows, a modern house which retains a 19<sup>th</sup> century stone outbuilding.



*The stream near the Fox and Hounds.*



*View towards the ford showing the woodland on the ridge to the west.*



*The church tower is an important focal point (Great House on the right).*



*View across St. Cadoc's Churchyard.*





*Ty To Maen.*



*Stable next to Meadowgate.*



*Chapel Vestry.*

## Character Analysis

### Activity and Prevailing Uses

Llancarfan originated as a small agricultural community which was initially based around the monastery, then, after the 11<sup>th</sup> century, developed slowly in its own right. The development of local industries, particularly quarrying and the milling of corn or woollen cloth, provided alternative local employment until the 19<sup>th</sup> century. Since the 1960s the use of cars has meant that the village has developed as a mainly residential area with the residents working in urban locations such as Barry or Cardiff, both of which are within easy commuting distance. Today, Llancarfan has only one commercial premises, the Fox and Hounds Public House, and there are no shops, these facilities being provided at larger neighbouring settlements such as Barry or Llantwit Major. However, the very popular primary school is well supported and provides a high degree of activity within the village at certain times of the school day.

### Buildings in the Conservation Area

The Conservation Area's principal historic buildings are St. Cadoc's Church, the two converted Non-Conformist Chapels (now called Capel-yr-Efail and Whitechapel), the village school, the former corn mill (with its wheel) and the village public house, the Fox and Hounds. Otherwise, the remaining historic buildings are an assortment of mainly 19<sup>th</sup> century houses and cottages, principally built from stone, sometimes with brick dressings, or rendered and painted. Some of these, such as Chapel Cottage, are built end-on to the road, a typical Glamorgan arrangement. The highest concentration of historic buildings is to the south of the church, between Chapel Cottage and the Old Parsonage. All of these buildings are very simply detailed, with little ornament apart from their windows, front doors and chimney stacks. Their general form is vernacular, with most of the buildings being two storeys high, rectangular in shape, with end gables either facing the street or at right angles to it, as described above. Today, most of the roofs are slated, or use modern materials, but there is evidence for the use of thatch on several of the buildings.

### Scheduled Monuments

The site of the former monastery to the east of The Grange and Culvery (including the modern houses) is a Scheduled Monument.



*St. Cadoc's Church*



*The Telephone Call Box.*



*Capel-yr-Efail*



*Chapel House*

## Listed Buildings

There are two listed buildings or structures in the Conservation Area:

### St. Cadoc's Church – Grade I

The church was established in the 12<sup>th</sup> century but mainly dates to the 14<sup>th</sup> and 15<sup>th</sup> centuries. It retains a number of medieval features including the nave, chancel, south aisle and porch. The west tower has an embattled parapet and pointed arch windows with decorated and perpendicular tracery. Internal features include the Norman capitals to the arcade, a carved oak reredos and medieval frescoes on the south wall, some of which are currently (2009) being restored.

### Telephone Call Box – Grade II

This is located next to the church hall and is a K6 type, designed by Giles Gilbert Scott in 1936, and made from cast iron. The foundry plate is inscribed Carron Company Stirlingshire.

## 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 Llancaiwan Conservation Area, the locally listed 'County Treasures' are:

### Capel-yr-Efail (former Bethlehem Chapel)

Dating to the late 19<sup>th</sup> century, this cream-painted rendered building retains its quoins, cornice and a pediment gable which is a key feature in views along the adjoining lane from the stream. Modern windows, inserted when the building was converted into a house, are a discordant feature.

### Chapel House

This building dates to the 19<sup>th</sup> century with additions to the east and west ends. Situated at right angles to the street, it has a simple, traditional plan form with a symmetrical front facing its garden. The use of uPVC windows is regrettable, although fortunately the original openings remain.



Corner House



Great House



Fox and Hounds



Whitechapel

### Corner House

This is a two storey 19<sup>th</sup> century house with rendered and colour-washed external elevations. The symmetrical façade retains a central open porch. The windows and front door have been replaced in uPVC. Previous descriptions note that the windows were once timber and the roof originally covered in thatch.

### Great House.

This lies immediately next to Corner House and whilst it now appears to represent an 18<sup>th</sup> century rebuild, it may contain much earlier fabric. Although rendered and painted white, it is possible to see the corner quoins. The building has a slate roof and uPVC windows.

### Fox and Hounds Public House

The public house is another building probably dating from the 18<sup>th</sup> century, and is built from stone which has now been roughcast and painted dark cream. The long, low building has a steeply pitched slated roof and axial chimney stacks, with a sizeable extension to the rear. Some 19<sup>th</sup> century timber casements remain. This is a key building within the village and highly visible from the churchyard.

### Whitechapel

Formerly the Wesleyan Methodist Chapel, and dating to the early 19<sup>th</sup> century, this building retains its tall Gothic windows and slate roof. It is painted white and although set back from the lane, is a prominent building within the Conservation Area.

### Llancarfan Primary School

The original stone building, with brick dressings to the windows and corners, was built in 1875. The windows are now uPVC. It was extended in 2000 and other modern school buildings surround it.

### 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 Llancarfan Conservation Area the 'positive' buildings (which are not already listed or designated as locally listed 'County Treasures') include Old Mill, the former corn mill, with its attached wheel; The Green, a mid-19<sup>th</sup> century house which retains what appears to be its



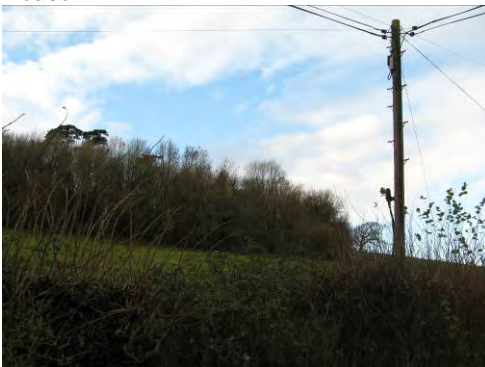
*Llancarfan Primary School*



*The Old Mill*



*Original railings and gate remain at New House.*



*The steep wooded valley is an important landscape characteristic and has biodiversity value.*

original timber sash windows; Ty-to-Maen, a late 19<sup>th</sup> century stone house with red brick dressings; Hawthorns and Penylan House, similarly detailed; and The Old Parsonage, with an attractive stone front facing southwards over its garden. Next to Meadowgate, a small stone and red brick former stable or barn is a rare survival of an unaltered late 19<sup>th</sup> century outbuilding. Another relatively unaltered building is Chapel Vestry, which is used as a garage with accommodation over.

### Local Details

The use of local materials such as limestone (usually roughly coursed) and slate for the buildings is important although many of the stone buildings have been rendered and painted white. There is evidence for the use of thatch but none survives. Fern Cottage (unusually) has a red clay tiled roof. Red or yellow brick is used to define corners, windows, and door openings on 19<sup>th</sup> century buildings such as Glan-yr-Afon. Sadly many of the windows on the historic buildings have been replaced using uPVC, although a few original sashes remain, such as those at Hillside and The Green. At the northern end of the Conservation Area, a modern open barn (Ty-to-Maen Barn) is a reminder that the economy of the village was once wholly based on agriculture.

Local details of note include:

- The foot bridges and ford over the Llancarfan stream;
- The former mill wheel, still attached to Old Mill;
- Limestone walls of varying heights;
- Coed y Crinallt wood, with its Scots pines, which defines the skyline along the western boundary of the Conservation Area;
- Cast iron spiked railings on stone and yellow brick plinth wall and gate piers (New House).

Pavements, where they exist, are simply covered in black tarmac, usually with narrow concrete kerbs. This suits the rural character of the village. There is no street lighting.

### Green Spaces and Biodiversity

Llancarfan lies in a countryside setting of woodland and fields, within the somewhat enclosed valley of the Nant Llancarfan. The rural character of the village is reinforced by the many mature trees, both singly and in groups, which can be seen within or on the edges of the village and along the line of the brook. Both the western and the eastern skylines of the valley are dominated by dense, mature woodland. All of these natural features provide good habitats for wildlife.



*Some of the school buildings do not add positively to the character of the area.*



*Some boundary treatments, such as this fence, add a suburban character to the Conservation 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:

- A certain amount of 1960s or later residential development, of no special merit;
- The use of uPVC windows and other modern details on some unlisted 'positive' houses or cottages;
- Visible satellite dishes (e.g. Fox and Hounds PH, Penylan House, Glan-yr-Afon)
- Visually dominant telegraph poles and overhead cables;
- Visible oil tanks in several locations (e.g. Hillside, Great House);
- Overhead cables and telegraph poles;
- The planting of leylandii and other non-indigenous trees;

### Site specific:

- Flat roofed classrooms next to the school;
- Modern air conditioning unit facing churchyard on the Fox and Hounds PH;
- Some poor quality boundaries, such as the orange-stained arched close boarded timber fencing to Chapel House, the lattice timber fencing close to the school, and the stone wall with piers in front of Caradoc Cottage.

## 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:

- 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;
- The maintenance of highways signage;
- The need for visitor interpretation;
- The identification of buildings as locally listed County Treasures;
- The care and protection of the many mature trees in the Conservation Area;
- The future control of new development;
- Monitoring and review of these documents.



*These two memorials should be considered for addition to the list of County Treasures.*



## 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 Llancarfan Conservation Area was undertaken. It was found that in general, the current boundary encompasses the area of 'special architectural or historic interest' within the village, including a number of open spaces and areas of woodland which are important to the setting of the Conservation Area, and are also significant in views across, out of, or into, the Conservation Area.

No changes to the current Conservation Area boundary are therefore proposed.

### 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 Llancarfan 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.*

### 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.*



### The Need for Visitor Interpretation

Llancarfan has a rich and valuable history as the site of one of the earliest monasteries in Wales. St Cadoc's Church is a significant listed building which should be better understood and appreciated. The recent discovery of more early medieval wall paintings demonstrates how important the church is, and it is possible that more paintings may yet be discovered.

There is no information about these matters apart from a printed guide in the church, which is usually kept locked. The provision of some visitor interpretation, perhaps via a panel in the churchyard or in the street which lies to the south of the churchyard, next to the church hall, would be helpful.

**Recommendation:**

*The Council could enter discussions with the Community Council to see if some provision for visitor interpretation could be made in Llancarfan.*

### 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 two monuments that merit 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:*

- *The War Memorial in St Cadoc's Churchyard;*
- *The Memorial in St Cadoc's Churchyard to Thomas Rees of City Farm Llansannor, who died in 1881.*

### The Management of Trees

Trees make a vital contribution to the rural setting 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 in adjoining woodland, along the Nant Llancarfan, on verges or 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. There are also, in places, groups of leylandii which in the long term could be replaced with indigenous species such as beech, oak or horse chestnut.

**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.

### The Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Llancarfan 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 Llancarfan 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](http://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. J Newman, Glamorgan (Pevsner 'The Buildings of Wales'), Yale University, 1995
2. Statutory List of Buildings of Special Historic or Architectural Interest
3. Vale of Glamorgan Council, Conservation Areas in the Rural Vale, 1999
4. Vale of Glamorgan Council, County Treasures, 2007
5. Terry Breverton, The Secret Vale of Glamorgan, 2000
6. Llancarfan, Flimstwm, Trefleming, Llananelwan – chapter 7 in History of the Vale
7. Vale of Glamorgan Council, Llancarfan Appraisal, 2003

### Contact Details

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## Appendix 1

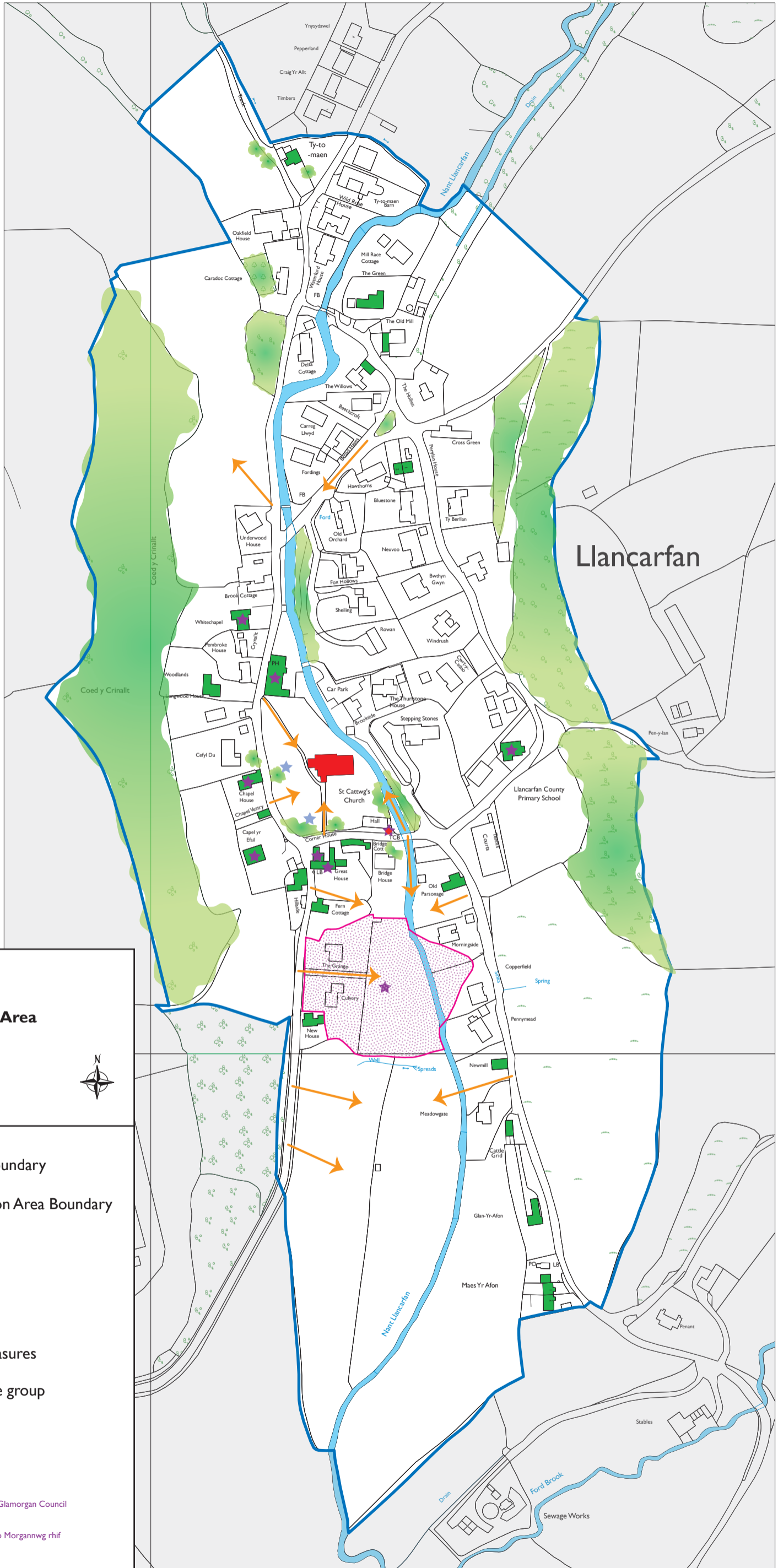
### Criteria for the Selection of 'Positive Buildings'.

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?



# Llancarfan

Vale of Glamorgan Council

## Llancarfan Conservation Area

Townscape Appraisal Map

Not to scale



- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- County Treasures
- Proposed County Treasures
- Significant Tree or Tree group
- Significant Views
- Scheduled Monument

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