

# CONSERVATION AREA LLANDOW



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Llandow

## Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Llandow 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 1<sup>st</sup> September 2008 to 10<sup>th</sup> October 2008, this document was submitted on 25<sup>th</sup> 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 Llandow Conservation Area was designated in May 1976 by the former Vale of Glamorgan Borough 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.

The Llandow 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 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 Llandow 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 Llandow 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 Llandow 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 during April 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 Llandow 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 29 May 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:

- Importance of historic buildings and structures;
- Maintenance of road and stream;
- Inappropriate alterations/development of some buildings;
- Importance of open spaces and bio-diversity.

Following a consultation period of six weeks from 1<sup>st</sup> September 2008 to 10<sup>th</sup> October 2008, which included a surgery held at Cowbridge Community College on 10<sup>th</sup> 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. 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).



*Roadside stone boundary walls are a prominent feature of the area.*



*Some stone-built farm buildings are white washed. Slate roofs are common on historic buildings.*



*Llandow Brook runs through the conservation area.*



*The churchyard contains an interesting collection of 18<sup>th</sup> and 19<sup>th</sup> century tombs and gravestones.*

## Summary of Special Interest

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

- Small village in a rural setting;
- Tranquil atmosphere and secluded valley location;
- Historic settlement comprising medieval thatched cottage, gentry house, farm buildings and cottages around the nucleus of the Church of the Holy Trinity;
- The architectural and historic interest of the area's pre-1900 buildings and structures, five of which are listed;
- Outstanding ensemble of Church House Farm, Church of the Holy Trinity and Great House;
- Llandow Castle Ringwork dating from the 13<sup>th</sup> century, now a Scheduled Ancient Monument;
- Former corn mill and traces of mill race;
- Prevalence of local stone, Welsh slate and a single instance of thatch;
- Mature trees which contribute to the rural atmosphere of the village;
- Grass verges and small areas of open space beside the brook;
- Tree-lined approach along typical Glamorgan narrow lane;
- Stone boundary walls;
- Situated on a network of footpaths;
- Llandow Brook;
- Bio-diversity and wildlife.



*Surrounding fields remain in agricultural use.*



*A steep grassy slope provides a green backdrop for Church House Farm and the Church of the Holy Trinity.*

## Location and Setting

### Location and Context

Llandow is a small village in a rural location about 6 kilometres south-east of Cowbridge. Llandow is somewhat isolated as there is no through route and there are only two surfaced roads providing vehicular access. Several public footpaths link the village to nearby settlements. The Llandow Conservation Area covers most of the village including the old farmstead at Ty Fry Farm but omits modern development to the west (Ty Draw, Heol y Nant) and the south (Grove Road, East View). A mainline railway forms part of the western boundary but is not included within the conservation area.

### General Character and Plan Form

The original nucleus of the village is the Church of the Holy Trinity and historically the village had a generally nucleated settlement pattern comprised of prestigious houses, farms and farm buildings scattered around the church beside the brook in the valley bottom. This pattern has been altered by small housing developments and infill introduced in the second half of the 20<sup>th</sup> century which has been laid out with a much greater sense of formality and uniform relationship to the road.

Despite this, the village retains its architectural and historic character. 'The Buildings of Wales - Glamorgan' (J.Newman) states: "Llandow has one of the most attractive village centres in the Vale, in spite of some recent expansion. The two best houses stand one north, one south, of the church, an accidental touch of formality."

Buildings are mostly two storeys in height and are set back from the road, often behind a stone boundary wall.

### Landscape Setting

The village lies in a valley along which flows Llandow Brook. Approaches to the village are all downhill, adding to the village's air of seclusion and isolation. The valley side is steep on the north side but rises gently to the south and only at the extremity of the conservation area are there extensive views of the surrounding countryside.

## Historic Development and Archaeology

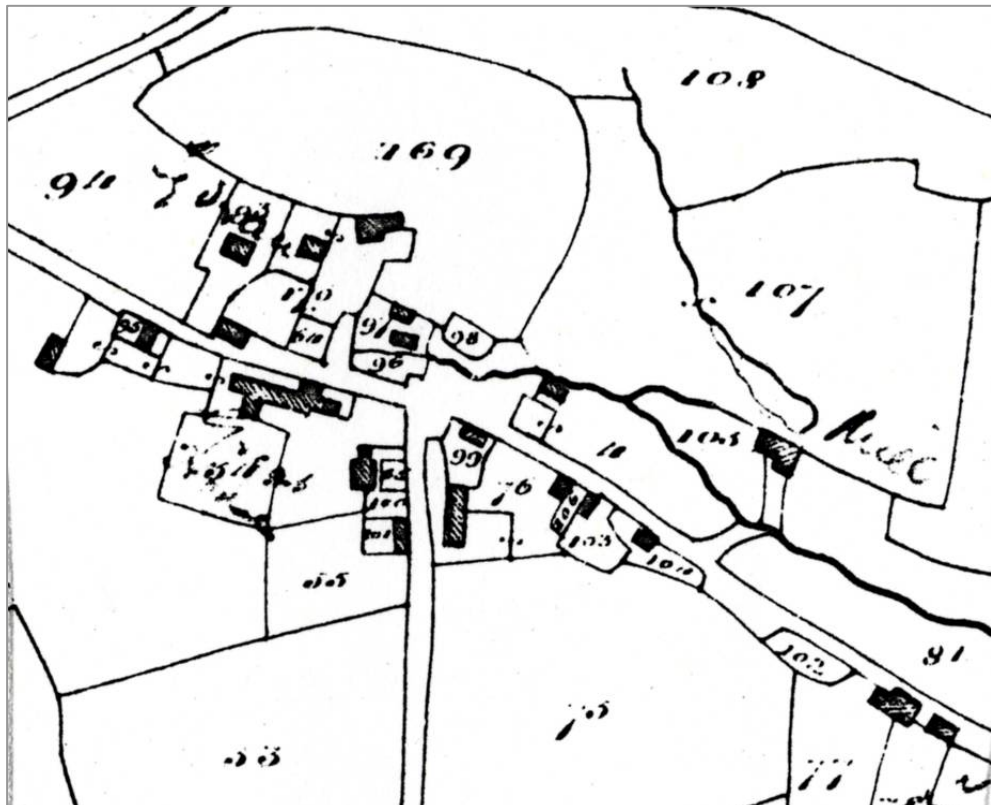
There are relatively few details known of the early history of the village except for the church which originated in the 12<sup>th</sup> century. Llandow may derive from the Welsh 'llan duw' meaning 'place of God'.

Early Bronze Age utensils and flint instruments characteristic of the period c.1800 -1600 BC have been discovered nearby at Sutton and the old airfield (now an industrial estate).

Research has revealed the site and foundations of a small castle or fortified manor house south of the church. A castle was expected here because Llandow was the only Glamorgan knight's fee predating 1135 for which there was no known castle or manorial centre of any date. Traces of walling uncovered by ploughing represented the west angle of a well-mortared building overlying rubbish deposits yielding 12<sup>th</sup> century pottery sherds. The ringwork has been largely ploughed out but is now a Scheduled Ancient Monument

Twelfth century documents name Rogerus de Wintonia as the Lord of Llandow in 1166. The same family was in possession of the village in 1320 when it is documented that the 'heires of Jo. Winton' held Llandow.

*Tithe Map,  
c.1840*





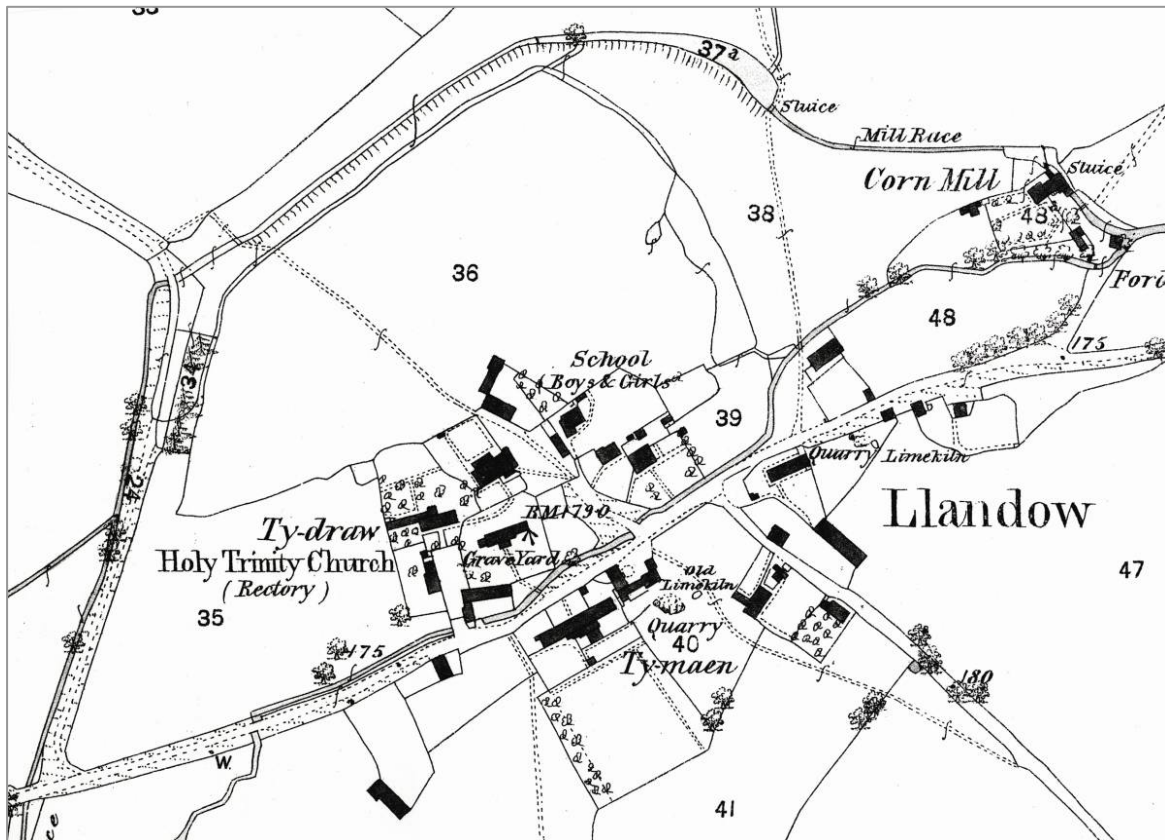
The exact date of the Church of the Holy Trinity is uncertain but it is one of at least 40 churches built by the Normans in the Vale of Glamorgan during the 12<sup>th</sup> century. The church contains a plain Norman tub font in Sutton stone typical of the 12<sup>th</sup> century and there are records of the church being taxed in 1254. The earliest decipherable date in the church or churchyard is 1587. The Reverend Thomas Hancorne is commemorated for his restoration of the chancel in 1712.

In the mid 19<sup>th</sup> century a firm of solicitors were engaged to sell the Llandow estate including, as relevant documents and advertisements state, “A Capital Corn and Grist Mill with miller’s cottage” and “An Excellent House and Shop with land situate close to the church”. Also included was the “extremely valuable and important estate known as Great House Farm...”

A village school was opened in 1872. The school closed in 1969 and now serves as the village hall. Twenty five years later, in 1897, the Barry to Bridgend railway was built through Llandow, providing the inhabitants with an alternative source of employment to farming. Railway Cottages were originally built to house workers on the Clemenstone Estate and to serve the construction of the railway. The railway line’s main purpose was to carry coal to Barry Docks. A local halt was established at Llandow in 1915.

*First Edition Ordnance Survey Map, c. 1880*

*Llandow village shortly before the coming of the railway.*



The village experienced little growth until the second half of the 20<sup>th</sup> century. Generally speaking, from c. 1850 onwards the village consisted of about 24 houses to accommodate a population of about 120 persons until, in the early 1950s, the village was extended by the construction of Council houses along Grove Road and East View (outside the conservation area). A third phase of development is the recent construction of detached houses and bungalows on the east and west side of the village.



## Spatial Analysis

The density of the village has increased greatly since the 1960s but it still has a spacious quality arising from the set back of houses from the road, the broad width of the main thoroughfare (made to seem yet wider by the roadside brook and the low level of traffic) and easy access by footpath to open countryside. The conservation area's location in a shallow valley creates a pleasant overall enclosed feel to the area.

The area's two main open spaces are the churchyard and an open area of grass beside the brook west of Maes y Felin. The former is well stocked with 18<sup>th</sup> and 19<sup>th</sup> century tombs and some notable yew trees; the latter has a strong rural ambience due to the undisturbed brook and views over a stile to an open field. Other open areas include the wide access to the Village Hall and the road junction beside Ty Groes on which stands the village notice board. These areas are relics of the village's agricultural past and contribute to the area's special interest.

North and south of the built form of the conservation area are two spaces of open land that are vital to the setting of the village. To the north is an expanse of south facing sloping land which forms a backdrop to the original nucleus of the village and there are views from the top of the hill over the village's rooftops. Here, the northern boundary of the conservation area is formed by the former mill race which looped around the 'back' of the village to a former corn mill, now Mill Farm.

To the south of the village is an area of open land subdivided by barbed wire fence, hedgerow trees and stone wall. To the west of this area lie the buried remains of the 12<sup>th</sup> century Llandow Castle.

The conservation area extends eastwards to include Ty Fry Farm. As one leaves the village eastwards the character of the road quickly changes beyond the entrance to Mill Farm. From here, as it proceeds uphill, the road narrows and very quickly becomes a typical Vale of Glamorgan rural lane, unkerbed and overshadowed by trees on one side and a stone wall on the other.



*Llandow Brook gives a distinctly rural atmosphere to this small roadside 'green'.*



The village notice board stands beside a wide grass verge that adds to the area's spaciousness.



*Rural view of open countryside from the main road in the village.*



*The deep set-back of this modern development helps to ameliorate its effect on the area's historic character and appearance.*



*Traces of the former mill race can be seen along the northern boundary of the conservation area*



*Stone walls and grass verges characterise the streetscene.*



*Late 20<sup>th</sup> Century development in the Conservation Area.*



*Llandow Castle Ringwork*

## Character Analysis

### Activity and Prevailing Uses

Llandow originated as an agricultural community centred on a medieval church with a large watermill and, as evidenced by the mid 19<sup>th</sup> century Ordnance Survey map, with several quarries and limekilns in the vicinity. Today, with the exception of the church and village hall, the village is exclusively residential. A former post office adjacent to Ty Groes has long been closed and there is no pub or shop. Surrounding fields are still in arable and pastoral use with horses being kept in the field south of Heol y Nant. There is a small purpose built playground in Grove Road.

### Buildings in the Conservation Area

The conservation area's principal buildings, i.e. medieval church, two substantial 16<sup>th</sup> century houses and an 18<sup>th</sup> century farmhouse are listed and described below. The village hall is housed in a former Victorian school building and other pre-1900 buildings include a former corn mill (now converted to residential use), vernacular stone-built cottages and a pair of semi-detached cottages purpose-built for railway workers.

The conservation area also contains a high proportion of late 20<sup>th</sup> century dwellings. Most are built in a contemporary style using smooth white render and random stone.

### Scheduled Monuments

#### Llandow Castle Ringwork

A levelled circular ring bank measuring about 46 metres in diameter, surrounding a modern barn. A knight's fee was held here by William Winchester in 1262. There are no traces on the ground of the ringwork. (The site is beyond the trees in this photograph).



## Listed Buildings



*Church of the Holy Trinity*

### **Church of the Holy Trinity – Grade II\***

A church of 12/13<sup>th</sup> century origin with some perpendicular features. The distinctive saddleback tower may have doubled as a lookout tower. The chancel was restored in 1712 and in 1889 the whole church was restored and the south porch was added. Listed as an example of a small parish church with substantial amount of surviving medieval fabric.



*Church Farmhouse*

### **Church Farmhouse – Grade II\***

A medieval thatched house with 16<sup>th</sup> century features and some later alterations. It has a medieval cross passage (possibly with open hall) with dressed stone, two centred arched doorways on the front elevations and to the service rooms on the east of the house.

### **Great House – Grade II**

A late 16<sup>th</sup>/early 17<sup>th</sup> century gentry house refaced in the 18<sup>th</sup> century in the Georgian style with refenestration, possibly in response to the window tax (1695-1851). The house is listed as a good example of a sub-medieval gentry house given Georgian remodelling and for group value with the church.



*Great House*

### **Barn to East of Great House – Grade II**

An 18<sup>th</sup> century three-bay barn with steeply pitched roof clad in corrugated asbestos. The north gable has a first floor hayloft door. Listed for group value with The Great House.

### **Ty Fry Farmhouse – Grade II**

Probably 18<sup>th</sup> century house, barn, granary and stables, representing a typical farming complex of the Vale of Glamorgan and listed as a good vernacular farmhouse.



*Barn to the East of Great House*



*Ty Fry Farmhouse*



*Cross Socket Stone and Remains of Shaft*



*Several buildings in the area tell of the village's agricultural past.*



*Ty Groes and the former post office.*



*Railway Cottages were built about the same time as the arrival of the railway, 1897.*

### 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'.

The five listed buildings and Scheduled Ancient Monument noted above have been identified as County Treasures. In addition, the cross socket stone and remains of shaft in the churchyard of the Church of Holy Trinity is a locally listed County Treasure.

### Cross Socket Stone and Remains of Shaft, Church of the Holy Trinity

A much-weathered medieval cross socket stone in which are the remains of an octagonal shaft (not in situ). Destroyed during the two iconoclastic movements during the 16<sup>th</sup> and 17<sup>th</sup> century.

### 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. Criteria for selection is given in Appendix 1.



*The village hall was originally a Victorian school building.*





*Small items such as this old iron gate add to the area's local distinctiveness.*



*Incorrectly pointed stone work can spoil the appearance of a wall.*



*Ivy can be a cause of decay in old buildings.*



*Incorrectly pointed stone work can spoil the appearance of a wall.*

### Local Details

Roadside stone walls are a prominent feature of the conservation area and help to maintain a historic character despite the presence of many modern dwellings. The absence of kerbs and pavements and a minimum of road signage reinforce the rural feel.

### Green Spaces and Bio-Diversity

A significant proportion of the conservation area is open space and natural landscape in which hedgerows and trees play an important role in helping to form the distinctive character of the village.

The village is marked by the number of streams and springs which rise in the area and which form the headwaters of the Afon Alun. The brook running alongside the road into the village is a vital part of the conservation area, offering the sight and sound of running water. Though restricted and straightened in places, the brook's unmanaged appearance adds to the charm of the area.

There are some fine groups of trees in the village which help to soften the impact of contemporary development set around it.

### 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:

- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character;
- Some stone boundary walls are in need of repair;
- Erosion of hedges and grass verges by traffic;
- Ivy covered old buildings are liable to decay;
- Poor stone repointing.

## Summary of Issues

The following issues have been listed with regard to the 'negative factors' listed 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;
- The care and management of unkerbed grass verges, hedges and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- The retention and enhancement of the wayside brook;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review;
- Monitoring and 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 Llandow Conservation Area was undertaken. It was found that some conservation area boundary lines to the north and south of the area and around Mill Farm do not follow obvious field boundaries or hedgerows and are therefore not easily identifiable on the ground. In addition, the current boundary to the rear of Heol y Nant passes through private gardens when it should more sensibly run along the rear garden boundary.

#### **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 follow recognisable markers on the ground. The amendments slightly reduce the extent of the conservation area whilst retaining the importance of the area's rural setting.*

*The proposed changes are shown on the accompanying appraisal map.*

### Landscape Setting

The landscape setting of the Llandow Conservation Area is very important and is notable for its rural location. For this reason the boundary has been drawn widely around the historic built environment and includes fields and 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, in particular beside Llandow Brook. 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

There are a small number of historic buildings in need of routine maintenance and repair or worryingly covered in ivy.

**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:**

*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

Many of the unlisted buildings in the Llandow 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 'positive' 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 Llandow 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 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.*

## 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, sometimes called an Amenity 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](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

### Contact Details

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

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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.

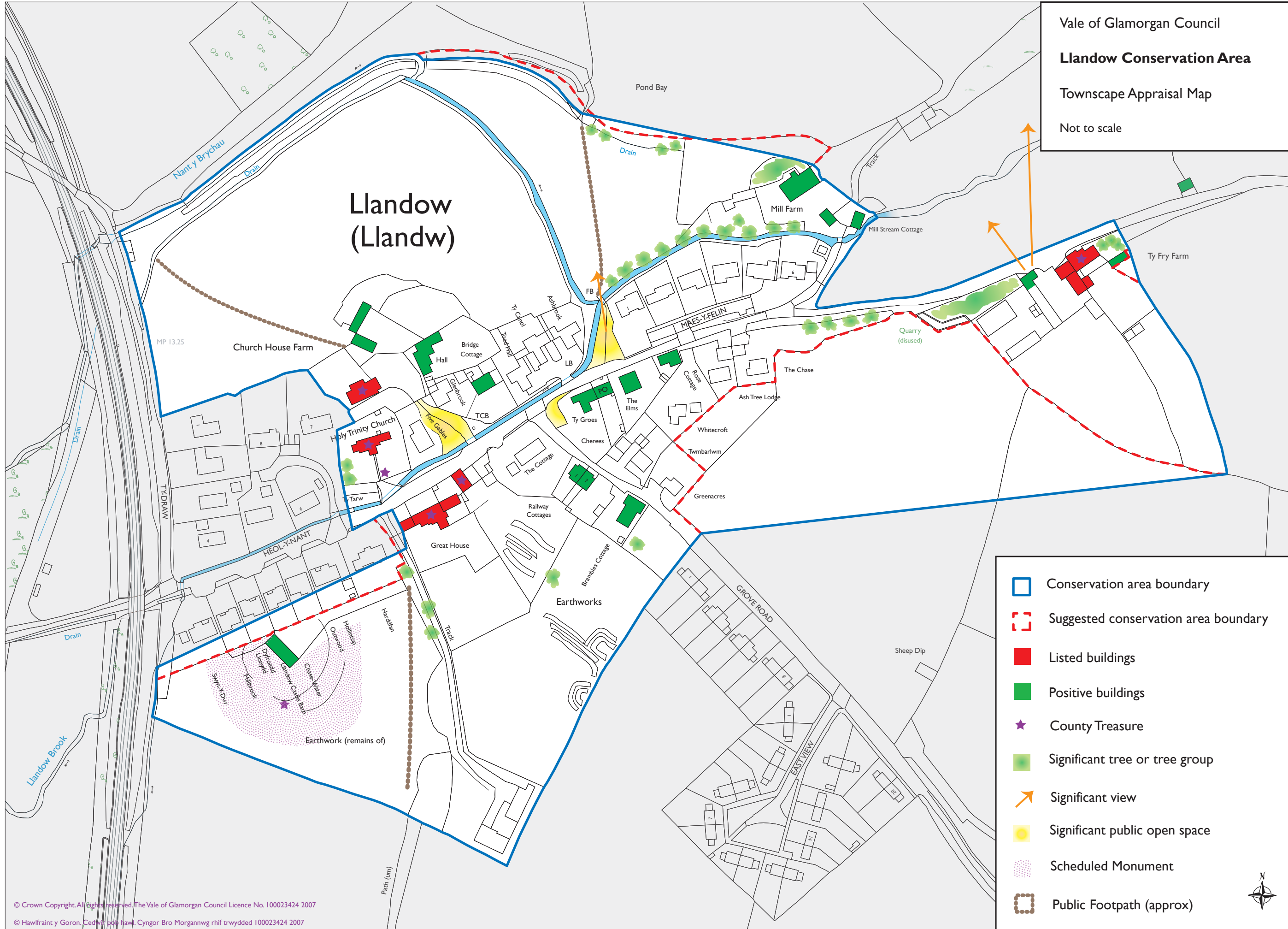
Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special architectural or historic interest of a conservation area and is therefore identified as a 'positive building':

- 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  
**Llandow Conservation Area**  
 Townscape Appraisal Map  
 Not to scale

# Llandow (Llandw)



- Conservation area boundary
- Suggested conservation area boundary
- Listed buildings
- Positive buildings
- ★ County Treasure
- Significant tree or tree group
- ↗ Significant view
- Significant public open space
- Scheduled Monument
- Public Footpath (approx)

