

# CONSERVATION AREA PETERSTON-SUPER-ELY



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Peterston Super Ely

## Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Peterston Super Ely 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 Peterston Super Ely Conservation Area was designated in March 1973 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area 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 Peterston Super Ely Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly, in Planning Policy Wales, and local policy including the Council's adopted Supplementary Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Peterston Super Ely 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 Peterston Super Ely 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 Peterston Super Ely 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 Peterston Super Ely 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 12<sup>th</sup> March 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks.

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

- Concern over condition of railings opposite Sportsman's Rest;
- Erosion of layby opposite side entrance to church;
- Poor road and pavement surfaces;
- Maintenance of lighting, community notice board, playing fields and culvert is poor;
- Poor quality of design in some new development;
- Decline of playing fields;
- The Church Hall could benefit from planting to soften its profile;
- Opportunities to improve the visual amenity of the area – planting, flowerbeds etc.;
- Opportunity to provide information on a board;
- Inclusion of the Glyn Cory estate, mill adjacent to the River Ely, Llanlay Farm, Croes y Parc Chapel.

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 the Sportsman's Rest, Peterston-Super-Ely on 4<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.

### **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).



*The church lych gate.*



*Local lias stone with red brick window and door dressings are typical of the area's 19<sup>th</sup> century buildings.*



*From the rear of The Three Horse Shoes there are extensive views over the Ely valley.*



*View northwards along the high street.*

## Summary of Special Interest

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

- Small rural village on a gentle northern slope above the River Ely;
- Fragments of a Norman castle;
- Cluster of historic buildings around a 15<sup>th</sup> century parish church;
- Vernacular stone cottages and former farm buildings;
- Lych gate and historic churchyard almost encircled by a narrow lane off the main thoroughfare;
- The architectural and historic interest of some of the area's historic buildings and structures including a scheduled ancient monument, three listed buildings and one locally listed County Treasure;
- Mature trees, old tombs and gravestones in St. Peter's churchyard;
- Wide open space to the west of the village;
- The River Ely and wooded riverside banks;
- Green fringe on the riverside embankment beside the southern approach to the village, part of which is known as The Green;
- Views over surrounding countryside especially to south and west;
- Stone walls;
- Located on a network of local footpaths and the Valeways Millennium Heritage Trail;
- Bio-diversity and wildlife.

## Location and Setting

### Location and Context

Peterston-Super-Ely is a small village astride a minor road between St. Brides-super-Ely and Bonvilston about 10 kilometres west of Cardiff. Footpaths connect the village to other rural settlements, one of which is part of the Valeways Millennium Heritage Trail.

The mainline railway from Cardiff to Bridgend severs a small southern portion of the conservation area from the main village and the occasional sound of a passing train is a feature of the village. A road bridge over the railway track physically and visually creates a distinctly separate area.

### Landscape Setting

The village lies on the south-facing slope of the shallow valley of the River Ely. The village has a rural setting with the land rising northwards from the river. The conservation area is flanked by late 20<sup>th</sup> century houses to the east and open grassland comprised of playing fields that flow into open countryside to the west. To the south of the village and the conservation area lies the Wyndham Park Estate, an early 20<sup>th</sup> century housing development.

### General Character and Plan Form

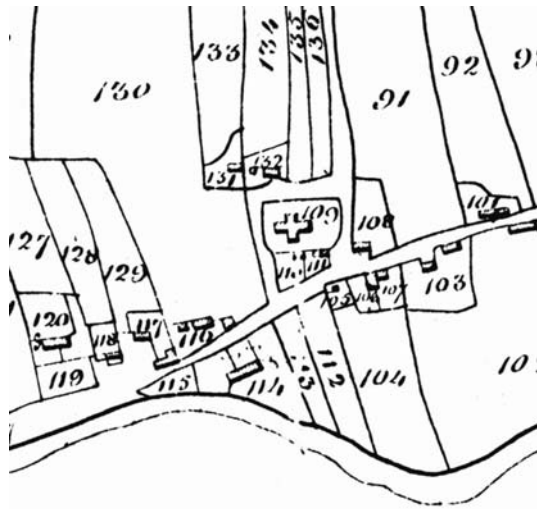
The boundary of the conservation area has been drawn widely around the historic core of the village omitting modern development to the north-west but including important open space to the east and beside the River Ely.

The historic core is set around St. Peter's Church whose rectangular churchyard is bounded on three sides by a narrow lane that leads from the village's main north-east to south-west thoroughfare. The southern side of the churchyard is bounded by the curtilage of a former Victorian School. The settlement pattern has two elements: a dispersed cluster of old and new buildings around the churchyard and linear development beside the main thoroughfare.

## Historic Development and Archaeology

The oldest structure in the conservation area is the remains of Peterston Castle situated beside Castle Bungalow. The castle was built by the Norman lords of the manor, the Le Sor family, probably in the mid 13<sup>th</sup> century. It replaced an earlier structure destroyed by the Welsh and in turn was sacked and destroyed by Owain Glyndwr in 1403.

*Extract of Tithe Map of Peterston Super Ely c. 1840. St. Peter's Church is in the centre of this map.*



The earliest feature of St. Peter's Church is the 14<sup>th</sup> century chancel arch but the church is more notable for its Perpendicular style tower. The west tower with its corbelled battlements and gargoyles is 15<sup>th</sup> century. The chancel was mostly rebuilt in 1890-91 to designs by Kempson & Fowler, diocese architects.

From the medieval period until the 19<sup>th</sup> century, the settlement was a small rural community with the majority of its inhabitants deriving an income from agriculture. Major change arrived with the construction of the railway (opened 1850) and the opening of a railway station west of the village in the second half of the 19<sup>th</sup> century. A comparison of the pre-railway Tithe Map of c. 1840 with the First Edition Ordnance Survey of c.1880 shows that the railway required a slight re-alignment of the through road giving rise to the unusual alignment of properties south of the railway bridge.

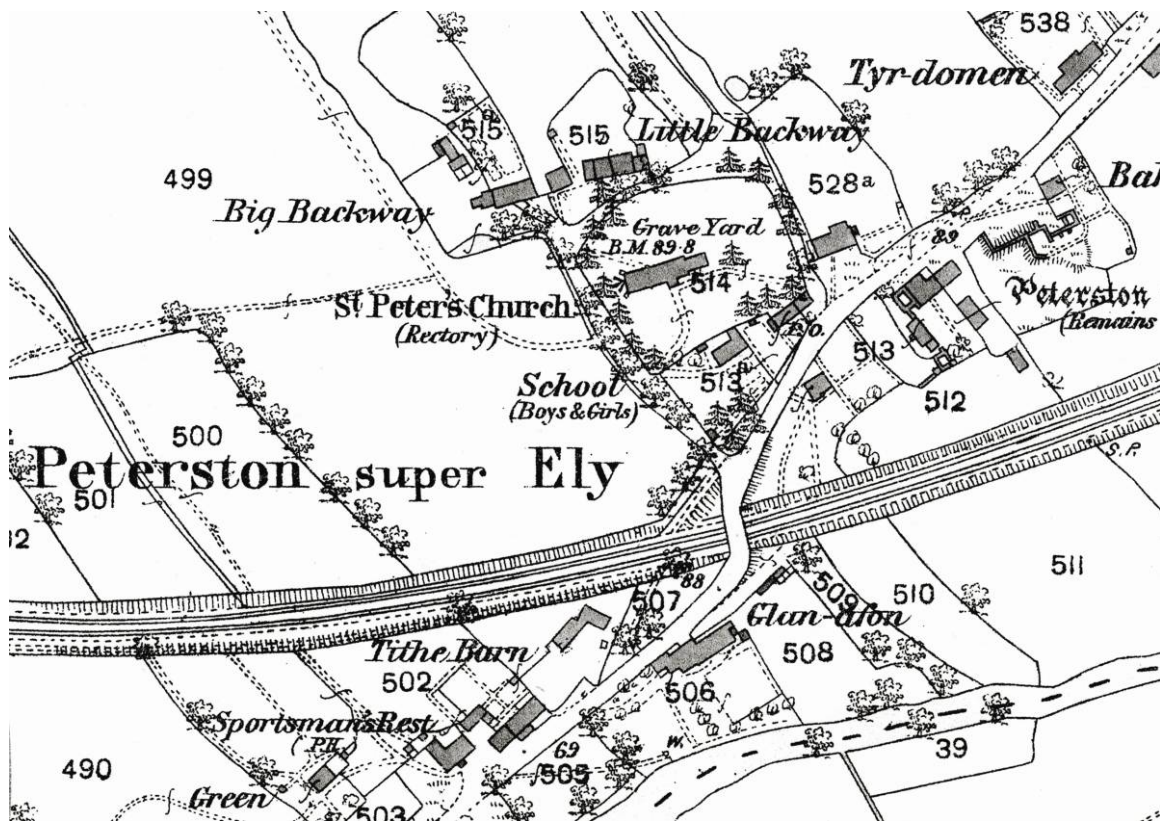
During the immediate post-railway period a school was built south of the church, The Old Rectory was built in 1857 and the chancel of St. Peter's Church was largely reconstructed. It has been suggested that the higher roots of the older yews in the churchyard indicate that the churchyard was cleared in 19<sup>th</sup> century.

In the early 20<sup>th</sup> century John and Reginald Cory, coal magnates, began a Garden Village to the south of, and quite separate from, the historic village, now known as Wyndham Park. Main Avenue was, and remains, a wide and straight spine road uphill from a bridge over the river. The road originally crossed the river on the site of today's footbridge but is now re-directed westwards along Wyndham Park Way.

The church's lych gate is dedicated to those who fell in the Great War. The cost of the playing fields was deferred by grateful parishioners following the 1939-1945 War.

*First Edition Ordnance Survey map of Peterston Super Ely c. 1880.*  
*The railway has resulted in a re-alignment of the main thoroughfare by the road bridge.*

Further housing development took place in the late 20<sup>th</sup> century adding to the settlement's population and thereby helping the village to continue to support a village shop and school.



## Spatial Analysis



*The playing fields open space is a significant element in the conservation area.*



*The River Ely and its north bank is an important open space that adds to the area's local distinctiveness.*



*The stone bridge over the River Ely is just outside the Conservation Area*



*Eroded plaque on the side of the river bridge. The bridge is a locally listed County Treasure.*

Playing fields and open land crossed by a public footpath lie to the west of the churchyard cluster, just north of the railway. This space contributes to the area's rural setting and extends northwards so as to include The Old Rectory, a grade II listed Victorian house, part of the post-railway development of the village. South of the railway the southern boundary of the conservation area runs along the course of the River Ely to the stone road bridge in order to include historic roadside buildings, the open riverside embankment and the modern footbridge leading to the Wyndham Park Estate.

Two storey development is the norm comprised of detached, semi-detached and short rows of dwellings, some in converted farm buildings. Exceptionally, The Old Police House is nearly three storeys in height. Modern infill, some in 'backland' locations, e.g. Fairview, has substantially increased the density of the settlement and diluted its historic appearance. The church's spacious setting and distant views of surrounding countryside, especially to the south and west, give the conservation area a semi-rural ambience.



*In common with most buildings in the area, The Sportsman's Rest has a slate roof.*



*Peterston Castle.*



*Church of St. Peter.*



*Telephone Call Box*

## Character Analysis

### Activity and Prevailing Uses

Though originally a small agricultural settlement scattered around a parish church, the village began to grow and change first with the arrival of the railway and later with the early 20<sup>th</sup> century 'garden village' development on its outskirts. Today Peterston Super Ely Conservation Area is primarily residential and has a lively village atmosphere with a shop/post office, church, vehicle repair workshop, two pubs and a large church hall. Playing fields including tennis courts and a children's playground are included in the conservation area.

### Building Type and Principal Buildings

The conservation area contains a mix of building types e.g. parish church, Victorian rectory and school, cottages and farm buildings. Stone walling under slate roofs are the prevalent historic building materials. Late 19th century buildings such as Woodbine Cottages have red brick dressings. Robust brick chimneys are a feature of the roofscape. Within the County Treasures list, one is a scheduled monument, three buildings are listed and one is locally listed County Treasures.

### Scheduled Monument

#### Peterston Castle (Remains) – Scheduled Monument

Long fragment of thick walling remains of a castle progressively destroyed by new building. The earliest fragment seems to represent a detached keep, retaining slight hints of 12<sup>th</sup> century detailing. A rectangular walled and towered enclosure is indicated, based on a 12<sup>th</sup> century tower, the court and remaining towers being later medieval work.

#### St. Peter's Church – Grade II\*

St. Peter's Church has mostly Perpendicular 15<sup>th</sup> century masonry though the tower appears separately designed. The chancel arch is probably earlier. The building was restored in 1890. It is listed as substantially retaining medieval character and masonry.

#### Telephone call box outside Fircot – Grade II

K6 type square red kiosk of cast-iron construction to the standard design of Giles Gilbert Scott. It has a domed roof with 4 lunettes containing embossed crowns. Listed for group value with the church.





*The Old Rectory.*



*Church Hall.*



*Modern houses that harmonise with the locality.*



*Small features such as gates, stone walls and the iron pump add to the area's special interest.*

### **The Old Rectory – Grade II**

The Old Rectory was designed in 1857 by the firm of Pritchard and Seddon, architects of many ecclesiastical buildings in Cardiff, to replace the former rectory (Glanafon). Built in limestone with strings of Bath stone and red brick. Listed as a mid 19<sup>th</sup> century rectory designed in the current style of the ecclesiastical movement.

### **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 Monuments, as well as entries identified as being of 'local importance'.

In addition to the above four entries, there is another locally listed County Treasure in the conservation area.

### **Church Hall – County Treasure**

In 1924, Mrs Ada Brockett whose husband had been killed in the Great War met the cost of building a facility for young people. It was opened in 1925 and today the hall comprises a main hall with a stage, meeting room, kitchen, toilets and storerooms.

### **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. Several of these are cottages whose typical form is of stone construction with red brick dressed openings and steep slate roofs with decorative eaves to gables. Criteria for selection is given in Appendix 1.



*Riverside trees beside the southern approach to the village.*



*Seating area beside The White Bridge.*



*Vehicle repair workshop is an asset to the village despite being out of character with the area's historic appearance.*



*Railings to the footbridge across the River Ely are in need of enhancement.*

## Green Spaces and Bio-Diversity

The area contains many trees in private gardens and some fine specimen trees around the church, notably two cedars and yews. A group of Scot's Pine trees by The Orchard are prominent on the skyline. Trees, hedges and other greenery soften the streetscene and add to the area's rural atmosphere.

The River Ely and its wooded banks dominate the lower part of the area south of the railway. Ash and alder line the river; mature trees are interspersed among the new houses. Whilst the banks of the river remain relatively wild and inaccessible, a grassed corridor runs alongside the road and there is a landscaped seating area by The White Bridge.

A small stream flows beside the access road to The Croft but it is culverted underground through the village.

## 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;
- Overhead wires are unsightly and intrude upon the historic streetscene;
- Railings leading to the footbridge over the River Ely are rusting;
- The Church Hall stands in a barren area of parking space and would benefit from soft landscaping;
- The BT telephone exchange building (just outside the conservation area) is overbearing and dilutes the historic interest of the vicinity.

## 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 and enhancement of the River Ely and the riverbank;
- Protection of significant views into and out of the conservation area;
- Maintenance of the notable historic street pattern;
- The care and management of unkerbed grass verges;
- The protection and repair of stone boundary walls adjoining the highway;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review.

## Management Plan

### Introduction

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

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

### Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Peterston Super Ely Conservation Area was undertaken. Consideration was given to the inclusion of Glyn Cory estate, mill adjacent to the River Ely, Llanlay Farm and Croes y Parc Chapel but although these buildings have architectural merit (including statutorily and locally listed buildings), they are not close enough to the existing conservation area to reasonably extend the boundary without also including areas lacking in special interest.

#### **Recommendation:**

*The following amendments to the boundary of the Penmark Conservation Area are proposed:*

- (1) The conservation area boundary to the east of The Three Horse Shoes does not at present follow a meaningful line on the ground. It is recommended that the boundary is re-aligned to follow the fence at the end of the car park.*
- (2) The stone bridge over the River Ely at the south-western extremity of the area has considerable historic interest. There has been a bridge here since at least 1528. The present bridge dates to 1869. It is recommended that the boundary be amended to include the bridge which is a County Treasure.*

*The proposed changes are shown on the Appraisal Map.*

### Landscape Setting

The landscape setting of the Conservation Area is very important and is notable for its rural location. For this reason the boundary has been drawn widely around the historic built environment and includes fields and open spaces to the west of the built environment 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 The Green and riverside land on the north bank of the River Ely. 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 especially beside the western approach to the village.

**Recommendation:**

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

### Protection and Repair of Stone Walls

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

**Recommendation:**

*The Council will seek to resist proposals to remove or significantly alter traditional boundary walls or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area. The Council will seek to secure the maintenance and repair of traditional stone walls.*

### Building Maintenance and Repair

**Recommendation:**

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

### Management of Trees

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

#### **Recommendation:**

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

#### **Recommendations:**

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

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

## Control of New Development

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

### **Recommendation:**

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

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

## Positive Buildings

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

### **Recommendation:**

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



## 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
5. [www.glamorganwalks.com](http://www.glamorganwalks.com)

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## Appendix 1

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

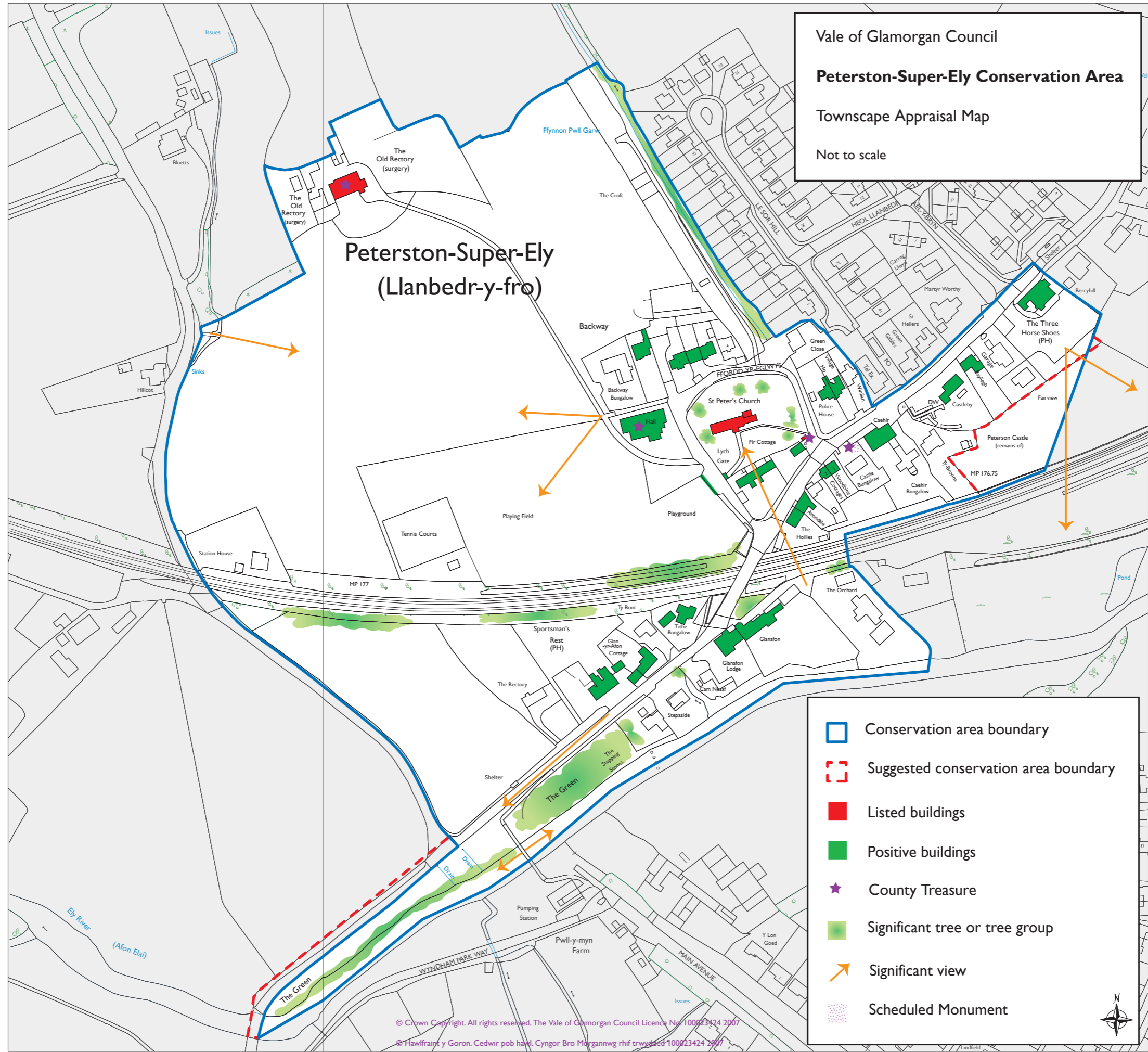
For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

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  
**Peterston-Super-Ely Conservation Area**  
 Townscape Appraisal Map  
 Not to scale



**Peterston-Super-Ely  
 (Llanbedr-y-fro)**

- Conservation area boundary
- Suggested conservation area boundary
- Listed buildings
- Positive buildings
- ★ County Treasure
- Significant tree or tree group
- Significant view
- Scheduled Monument