

CONSERVATION AREA ABERTHIN



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Aberthin

Conservation Area Appraisal and Management Plan

March 2009

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

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

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Contents

Introduction	3
Effects of Designation	5
Process of the Appraisal	6
Planning Policy Framework	7
Part 1 – The Appraisal	
Summary of Special Interest	9
Location and Setting	10
Historic Development and Archaeology	11
Spatial Analysis	13
Character Analysis	14
Summary of Issues	17
Part 2 – The Management Plan	
Introduction	18
Boundary Review	18
Landscape Setting	18
Views	19
Protection of Important Open Spaces	19
Management of Grass Verges	19
Protection and Repair of Stone Walls	19
Building Maintenance and Repair	20
Management of Trees	20
Loss of Architectural Detail and Minor Alterations to Historic Buildings	20
Control of New Development	21
Positive Buildings	21
Conservation Area Guidance	22
Buildings and Land in Poor Condition	22
Monitoring and Review	22
References and Contact Information	23
Appendices	
1 Criteria for the Selection of Positive Buildings	24
2 Appraisal Map	

Introduction

The Aberthin Conservation Area was designated in August 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 Aberthin Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly in Planning Policy Wales and Circular 61/96, and local policy including the Council's adopted Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Aberthin 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 Aberthin 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 Aberthin 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 Aberthin 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:

- Amount and quality of new development;
- Inappropriate development and alterations to some buildings;
- Disrepair of bridge and bollards;
- Importance of Stalling Down and bio-diversity.

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

Summary of Special Interest

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

- Small historic former agricultural village beside the Nant Aberthin at the foot of Stalling Down;
- Historic street pattern comprising a network of lanes meeting at a crossing over the stream;
- Historic linear development alongside the north side of Llanquian Road;
- The 17th century Great House and its associated gate house and bridge (listed Grade II*);
- Tranquil and rural atmosphere along Llanquian Road and Pen Y Lan Road;
- The architectural and historic interest of the area's historic buildings and structures, five of which are listed and a further two that are locally listed County Treasures;
- Vernacular cottages and farm buildings constructed of local limestone;
- Trees in private gardens and on Stalling Down and the central 'roundabout' tree at the road junction;
- Views over the village from the slopes of Stalling Down;
- Stone boundary walls;
- The wild semi-moorland of Stalling Down which penetrates into the heart of the village;
- The Nant Aberthin and its stone bridges;
- Bio-diversity and wildlife.



The triple gabled frontage of Great House (Grade II).*



Stalling Down.



The tree at the road junction and bridge over Nant Aberthin.



Pedestrian footpath between Sweetings and Aberthin House.

Location and Setting

Location and Context

The Aberthin Conservation Area is set around the valley of the Nant Aberthin about 2 kilometres north-east of Cowbridge. The greater part of the village, and the conservation area, lies to the east of the A4222 which is a relatively busy highway between Cowbridge and Llantrisant. In contrast, Llanquian Road and Pen Y Lan Road are quiet country lanes. The conservation area covers the historic part of the village and omits the northern 20th century expansion of the village.

General Character and Plan Form

The conservation area has three distinct parts: the cluster of houses set around the pubs and village hall at the main road junction, the quiet backwater of cottages and houses which line the brook beside Llanquian Road, and Stalling Down, an area of open space which forms the backdrop to the village.

The cluster of houses around the junction of Cowbridge Road, Pen Y Lan Road and Llanquian Road are laid out in a haphazard manner with varying disposition to the roads and stream. Two storeys is the norm. The pressure of traffic, which has to negotiate a sharp bend in the road at this point, erodes the historic character of the area although the buildings themselves make a positive contribution.

Historic development along Llanquian Road is linear, on the north side only (except for Thornfield and Inyanga), with most buildings facing south. The exception is The Barn, a converted former farm building. Llanquian Road is a no through road and has a distinctly rural atmosphere flanked on the north side by development well set back on the other side of the stream and on the south side by the green and grassy lower slopes of Stalling Down.

Pen Y Lan Road rises steeply from the main road junction and is overshadowed by trees and greenery. From its upper reaches there are good views across the valley of the Nant Aberthin.

Landscape Setting

The village has a striking location at the foot of a steep-sided valley to the north of Stalling Down. The Down declines down to the stream and almost stretches right into the village centre, its presence is felt throughout the village and northward views reach no further than its steep bank.



Aberthin lies at the foot of Stalling Down.



Grass verges beside Llanquian Road.



Trees and greenery overhang the steep Pen y Lan Road.



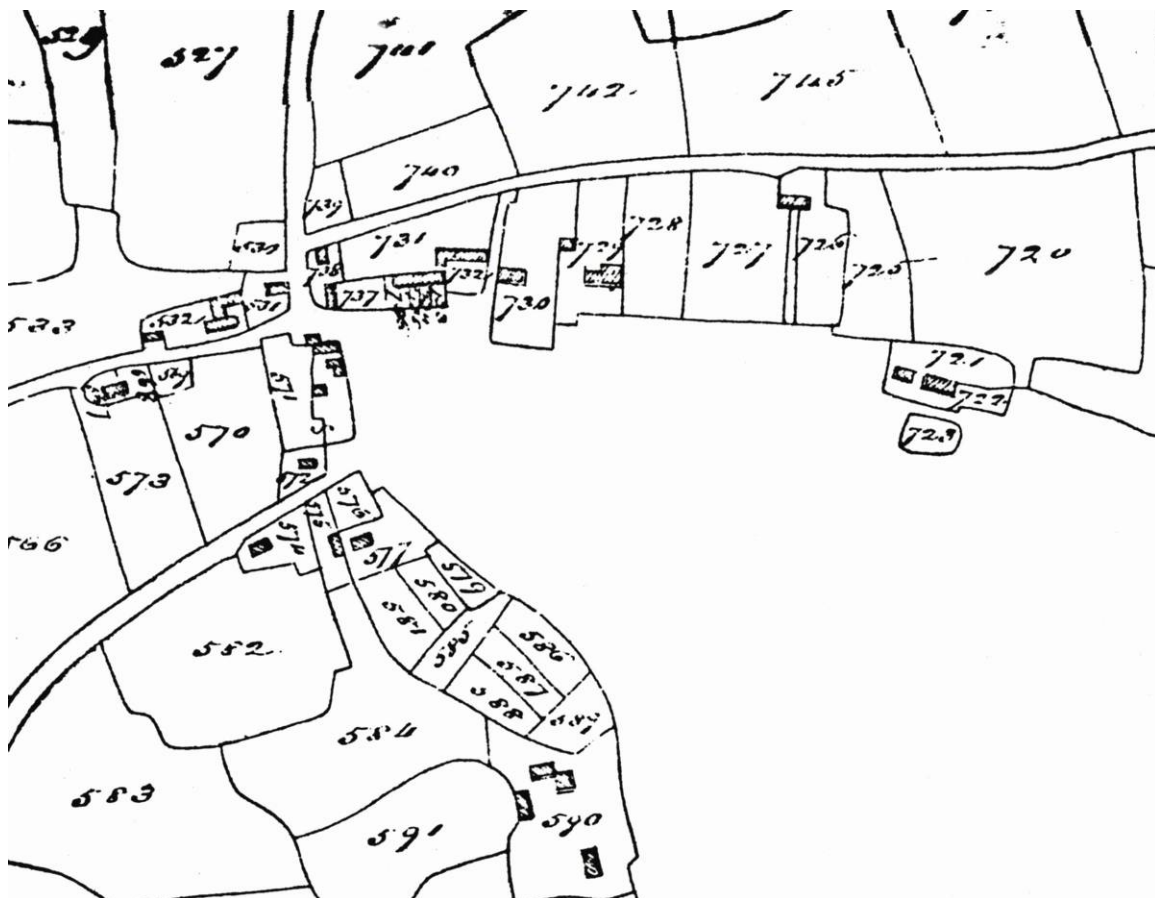
The stream enhances the setting of Aberthin House.

Historic Development and Archaeology

Little is known about the early history of Aberthin but the village's most prestigious building was built in the second quarter of the 17th century, probably by William Thomas. A (lost) sundial on the porch was inscribed "RW 1658", probably referring to Robert, the son of William ap Thomas, who took the surname Williams. Although there is no evidence of an earlier house on the site, the quoins are re-used and 13th century in form, perhaps robbed from one of the nearby mutilated castles. It has been suggested that Cwrt Newydd was rebuilt in the 19th century also incorporating 're-used' dressed medieval stonework. The most likely source of the stonework is Llanquian Castle, a medieval fortified site now an overgrown ringwork, sited on Stalling Down about two kilometres south east of Aberthin.

Stalling Down was the site of a battle c.1405 between Henry V's English army and Welsh forces in which Owain Glyndwr was reputedly present. During the 18th century Stalling Down was the venue of the Cowbridge Races. Hangings took place on Stalling Down in the 18th century, Yates' 1799 map clearly marks 'Gallows'.

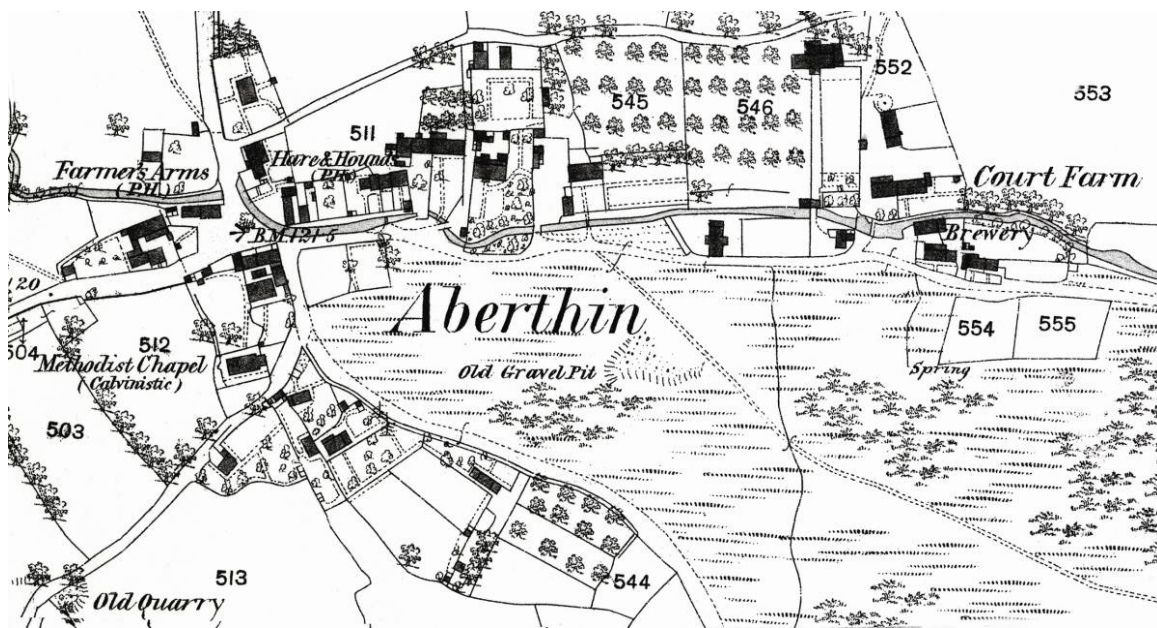
Aberthin Tythe Map c. 1840



The village developed as a centre of non-conformity. One of the first Methodist Chapels in the county was built in 1749 for the Aberthin Society. The present village hall in Pen Y Lan Road is the chapel which replaced it in 1780.

The village underwent little change in the 19th century and first part of the 20th century but since the 1960s has grown in size both as a result of infill (Pen Y Lan Road and, to a much lesser extent, Llanquian Road) and as a result of a planned expansion of houses to the north (not included in the conservation area).

Ordnance Survey Map c. 1880



Spatial Analysis

Character of Spaces

An inspection of the First Edition Ordnance Survey Map reveals that the 19th century village had a much more spacious character. However, although there has been much 20th century infill (e.g. Glanant, Inyaga, Clumber Lodge) there are still three large historic houses remaining in large plots of land i.e. The Sweeting, Aberthin House and Great House. The Orchard, a late 20th century development of 10 dwellings around a cul-de-sac has severely eroded the former openness of the north side of the stream.



Open area dominated by traffic in the centre of the village.



Llanquian Road has a quiet backwater feel.



A secluded pedestrian footpath connects Llanquian Road with the modern village.



The stream widens before flowing through a culvert under the main road.

The most significant characteristic of the village is the wedge of Stalling Down which pushes almost to the heart of the village and provides significant recreational benefit to the village. The whole of that part of the Down in the Aberthin Conservation Area lies within the Upper Thaw Valley Special Landscape Area. From Pen Y Lan Road there are long downward views across the open land to properties on the far side of the stream.

The absence of development on the south side of Llanquian Road and the north side of Pen Y Lan Road gives a pleasant aspect to roadside dwellings and a distinctly rural character to the lane. The absence of kerbs, boundary hedge or fence along Llanquian Road contributes further to its rural character.

The west end of Llanquian Road, as it approaches the road junction, becomes more urban in character as modern infill intrudes and trees overhang the road. There is a feeling of enclosure as Stalling Down departs from view.

The centre of the village is characterised by the open spaces of the public houses' car parking, garden and a generous road junction in which stands a single tree. The space is unfortunately dissected by traffic (the A4222).



One of the two public houses in the area.



Village Hall



Great House (Ty Mawr)



Gate House and Bridge at Ty Mawr

Character Analysis

Activity and Prevailing Uses

Historically the economy of the area was based around agriculture. An 'Old Gravel Pit' and 'Brewery' are marked on the Edition O.S. map of c.1880. The former is now a depression in the ground on Stalling Down, the latter is now Brewery Cottage at the east end of Llanquian Road. The same map shows the 'Hare and Hounds' and 'Farmer's Arms' and a 'Methodist Chapel'.

Today, the area is primarily residential. The two public houses remain in operation and the chapel has been converted into the village hall. A workshop operates in old agricultural buildings beside the stream south of the Hare and Hounds.

Buildings in the Conservation Area

Building types reflect the historic uses noted above namely public houses, chapel and farm buildings. The conservation area's principal domestic buildings are large gentry houses in large plots of land: Sweetings, Aberthin House, Great House and Cwrt Newydd. In addition there are a small number of vernacular stone cottages and late 19th century dwellings. Stone bridges are a special feature of the area. Twentieth century dwellings have no particular historic or architectural merit.

Local lias limestone is the prevalent building material, sometimes rendered or lime-washed. Welsh slates are the common roofing material for pre-1900 buildings although thatch may have once been present.

Listed Buildings

Great House (Ty Mawr) - Grade II*

Stone built three storey house with roughcast render to walls and slate roof. 'T' shaped plan. Some original features remain internally and much of the original roof structure is intact. Listed as a remarkably well-preserved example of an early 17th century gentry house.

Gate House and Bridge at Ty Mawr – Grade II

Rectangular two storey stone gatehouse with gables and slate roof. Early 17th century contemporary with house, but re-using medieval dressed stone perhaps robbed from one of the nearby castles. Sundial has inscription "DVM SPECTAS FUGIO". Pigeon loft over with 40 nesting boxes.



Range of Buildings at Court Farm

Range of Buildings at Court Farm – Grade II

Long two-storey range in brown stone with paler freestone dressings, slate roof, rectangular stone chimneys. Probably a 19th century rebuilding of an earlier structure, incorporating dressed medieval stonework, perhaps from Llanquian Castle.



Telephone Call Box

Telephone Call Box Outside the Farmers Arms – Grade II

E11R, K6 type. Square red kiosk of cast-iron construction to the standard design of George Gilbert Scott. Design introduced to the General Post Office in 1936. Listed for its contribution to the conservation area.

Sweetings – Grade II

Early to mid 17th century one-and-a-half storey house remodelled in late 18th or early 19th century to two full storeys. To the west of the house is an in-line barn, byre and stable range of 17th century origins. Included in the statutory list for its remaining 17th century structure.



Sweetings

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 listed buildings noted above have been identified as County Treasures. In addition, a bridge over Nant Aberthin and the village hall are locally listed County Treasures (see below).

Bridge – Aberthin House

Small, single arch bridge crossing Aberthin Brook at entrance to Aberthin House.



Bridge at Aberthin House

Village Hall

Former Methodist Chapel now a village hall. The chapel was founded in the 18th century and the original building accommodated one of the earliest Methodist societies in the county.

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 are given in Appendix 1.



One of several stone bridges over the Nant Aberthin



Stone walls are part of the area's special interest.



Trees are a significant feature of the Conservation Area.



Modern suburban style housing does not enhance the character of the Conservation Area.

Local Details

In addition to the obvious historic interest of the village's listed buildings, there are several other features which add to the special interest of the conservation area. Stone boundary walls and, in particular, stone bridges over the Nant Aberthin add to local distinctiveness. The stone bridge by the Great House's gate house is listed grade II and a single arch bridge by Aberthin House is a County Treasure.

The rural character of Llanquian Road and Pen Y Lan Road is reinforced by the absence of pavements or kerbs.

Green Spaces and Bio-Diversity

Stalling Down is the principal green open space in the area and one of its defining elements. The way that the Down penetrates into the heart of the village is a key distinguishing feature of the Conservation Area. The area's other notable green spaces are the large gardens of the area's four 'big houses'. These well-tended gardens, combined with other private gardens, add to the area's rural character.

Nant Aberthin is a remarkable feature of the area and part of the *raison d'être* of the village's location. It adds to the bio-diversity of the area and continues to be important for its amenity value. Trees play an important role in maintaining the rural ambience of the village. 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;
- Litter in the stream;
- Intrusion of modern development e.g. The Orchard;
- Pylons and electricity cables spoil views of Stalling Down.

Summary of Issues

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

- Protection of significant views into and out of the conservation area;
- The care and management of unkerbed grass verges, hedges and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review;
- The care and enhancement, where necessary, of Nant Aberthin;
- 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 Aberthin Conservation Area was undertaken. Two areas of modern development that has taken place since designation of the conservation area do not contribute to the area's special historic interest and should be omitted from the conservation area.

Recommendation:

Two amendments to the boundary of the Aberthin Conservation Area are proposed.

- (1) Omit the contemporary cul-de-sac development of The Orchard;*
- (2) Omit Chapel Close and late 20th century development in the east of the conservation area.*

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 at the foot of Stalling Down. For this reason the boundary has been drawn widely around the historic built environment and includes part of Stalling Down that is 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 large gardens of Sweetings, Aberthin House and Great House.

Recommendation:

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

Management of Grass Verges

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

Recommendation:

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

Protection and Repair of Stone Walls

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

Recommendation:

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

Building Maintenance and Repair

Recommendation:

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

Management of Trees

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

Recommendation:

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 Aberthin 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 Aberthin 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

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

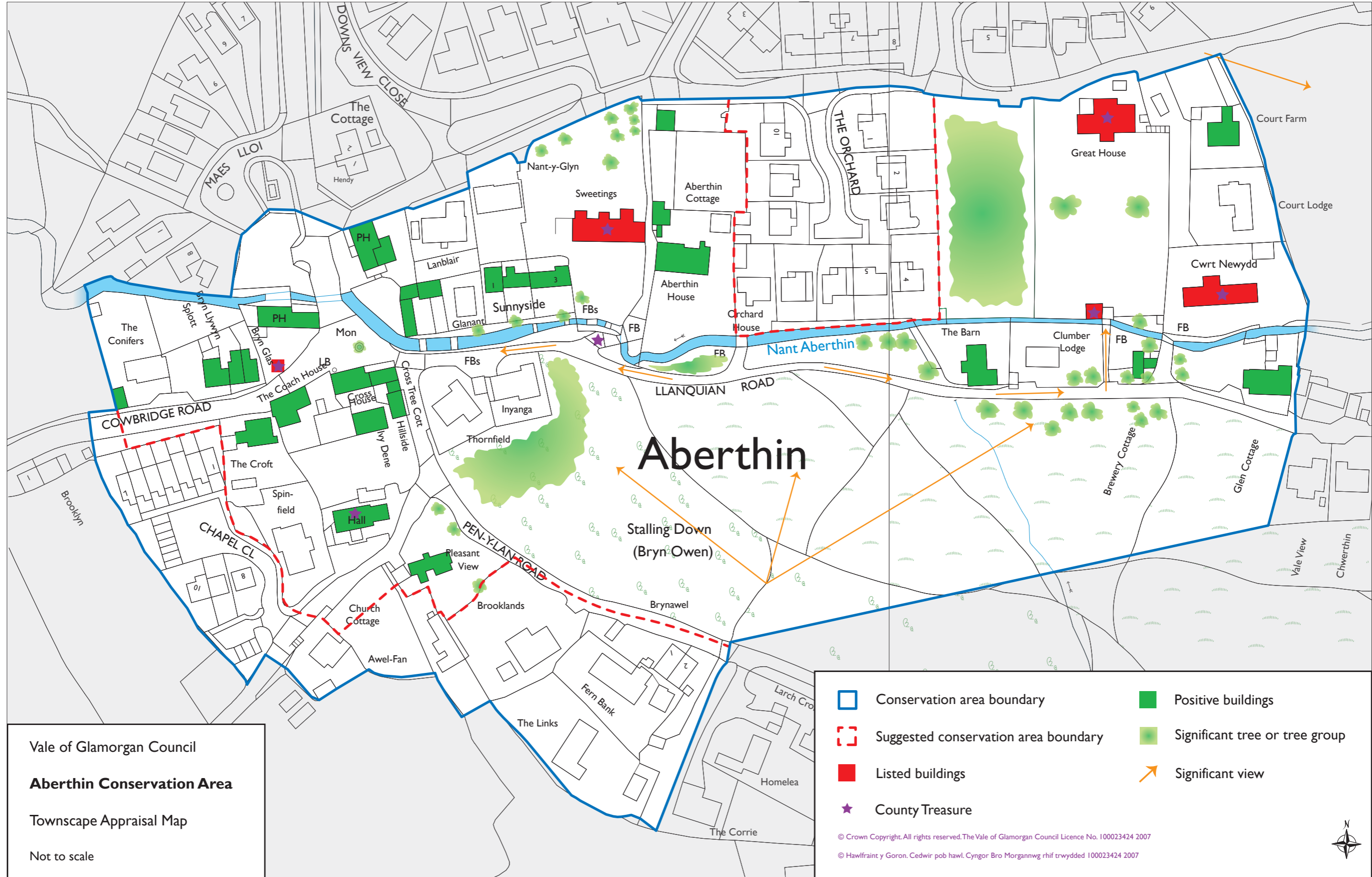
Criteria for the Selection of 'Positive Buildings'.

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
Aberthrin Conservation Area
 Townscape Appraisal Map
 Not to scale

	Conservation area boundary		Positive buildings
	Suggested conservation area boundary		Significant tree or tree group
	Listed buildings		Significant view
	County Treasure		

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