

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 12TH MAY 2005

REPORT OF THE DIRECTOR OF ENVIRONMENTAL
AND ECONOMIC REGENERATION

4. APPEALS

ANNUAL REPORT FOR FINANCIAL YEAR 2004/2005:
PLANNING AND ENFORCEMENT APPEALS

Background

1. The purpose of this report is to advise Members of the Council's performance in respect of all appeals dealt with in relation to planning and enforcement during the course of the last financial year.
2. In addition, for information purposes, a schedule of all appeal decisions received, is provided as an Appendix to the report.

Appeal statistics: Appeals Received

3. Between April 1st 2004 and 31st March 2005, the department received a total of **74** appeals, of which **59** related to planning appeals made primarily under Section 78 of the Town and Country Planning Act 1990, and **15** were appeals against the service of Enforcement Notices (Section 174). As shown in Table 1 below, the number of appeals has reduced from last year's peak of 91, but remains at a significant level..

APPEALS RECEIVED	2002/ 2003			2003/2004			2004/2005		
	Plan	Enf	Total	Plan	Enf	Total	Plan	Enf	Total
Written Reps	38	6	44	54	6	60	39	8	47
Hearings	8	1	9	17	1	18	18	3	21
Public Inquiry	14	2	16	8	5	13	2	4	6
No. of Appeals received	60	9	69	79	12	91	59	15	74

Table 1: Breakdown of Appeals Received, including comparison with last two years.

5. At the same time as the levelling out of the number of appeals, however, there has been a much stronger growth in the number of appeals where requests are made for a hearing (up from 13%, to 20%, to 28% of all appeals in the last three years). The number of Public Inquiries has, however, been lower this year.

Appeal statistics: Appeal Decisions

6. The Welsh Assembly Government has recently brought in a nationally-set **Core Indicator** for Appeals (Indicator ref. **PLA03**) which aims to "measure the quality of the local authority's decision making in relation to both planning applications and enforcement issues".
7. Although figures relating to this core indicator do not have to be supplied until 2005/06, this report seeks to provide statistics in accordance with such guidance, which requires the following figures to be produced:-
 - a) The number of appeals that were determined during the year, and
 - b) The percentage of these determined appeals that upheld the authority's decision in relation to:
 - i) Planning application decisions
 - ii) Enforcement notices
8. In respect of the first figure, during the last financial year, **69** appeals were determined, with **57** relating to Planning Application decisions (including advertisements, Lawful Use, Conservation Area Consent etc.) and **12** to Enforcement Appeals.
9. In addition, there were a total of **17** appeals in which the appeal was not determined by an Inspector, either as a result of the withdrawal of the appeal by the appellant, the withdrawal of an Enforcement Notice by the Council, or as a result of the appeal being declared invalid.
10. The statistical breakdown of appeal decisions received is given below in Table 2.

		Determined Appeals		
		Dismissed	Allowed	Total
Planning Appeals	WR	34	6	40
	H	11	4	15
	PI	2	0	2
Total		47 (82.5%)	10 (18.5%)	57
Enforcement Appeals	WR	6	2	8
	H	0	1	1
	PI	3	0	3
Total		9 (75%)	3 (25%)	12
All Appeals	WR	40	8	48
	H	11	5	16
	PI	5	0	5
TOTAL		56 (81%)	13 (19%)	69

Table 2: Breakdown of Appeal Decisions by appeal method.

11. The above table thus indicates that, for the Core Indicators set nationally, the percentage of determined appeals that upheld the authority's decision was:
- i) **82.5 %** in respect of planning application decisions; and
 - ii) **75%** in respect of Enforcement Notices.
12. Although the new indicators do not allow for comparisons in respect of all appeals, nevertheless for internal purposes, it is notable to view Table 3 below, which identifies the improvement in performance over the course of the last four years.

	2000/01	2001/02	2002/03	2003/04	2004/05
No. of Appeals determined	66	63	59	68	69
Allowed	26 (39%)	21 (33%)	17 (29%)	17 (25%)	13 (19%)
Dismissed	40 (61%)	42 (67%)	40 (68%)	48 (71%)	56 (81%)
Part Allowed: Dismissed	-	-	-	3 (4%)	
Written Representations	53	43	42	51	48
Hearings	9	17	8	11	16
Public Inquiry	4	3	9	7	5

Table 3: Year-on-Year Comparison, incl. breakdown of Decisions by appeal method (all appeals)

13. It will be noted from the tables above that **81%** of all decisions received on appeals during the last financial year were dismissed by the Planning Inspectorate, compared to 71%, 68 %, 67% and 61% in the preceding four years.
14. Taking the figures for **planning appeals** on their own, the number of decisions at which the Council's position has been upheld has increased from 75% in 2003/04 (using current guidance) to 82.5% (i.e. just **17.5%** allowed).
15. As can be seen from Table 4 below, the performance of The Vale of Glamorgan Council continues to compare very favourably to the recent trend in Wales over the last five years.

Year	Received	Withdrawn	Decided	Allowed
1999-2000	734	135	629	230 (36%)
2000-2001	679	110	628	245 (39%)
2001-2002	708	92	601	246 (41%)
2002-2003	755	57	705	267 (38%)
2003-2004	858	50	703	256 (36%)

Table 4: Planning Inspectorate Statistics for Planning Appeal decisions in Wales for last five financial years

16. From table 4 above it will be noted that, while the National figures have generally shown a national average trend of around 37% appeals dismissed, the Vale's figures continue to improve, to a point where only 17.5% of planning appeals are allowed, a figure considerably better than the national average.
17. When considering the number of planning appeals determined by The Vale of Glamorgan Council, which shows the Council third behind only Swansea and Cardiff (2003/04 figures), this sustained level of performance is highly encouraging, particularly in comparison to the other top 5 authorities in number terms (see table 5 below).

Local Planning Authority	Number	% upheld
Swansea	75	49
Cardiff	58	55
Vale Of Glamorgan	54	72
Rhondda Cynon Taff	53	60
Caerphilly	41	61

Table 5: Top Five Welsh Authorities in terms of number of planning appeals determined (2003/04)

18. For Members information, a list of all appeal decisions received, divided by appeal method, is attached as Appendix A to this report.

Appeal statistics: Costs Decisions

19. During the course of the last financial year, the Council has made two applications for an award of costs against appellants. These are as follows:-
20. **85 High Street, Barry** A FULL award of costs was awarded to the Council against the appellant, following the appellants unreasonably late withdrawal of his appeal, after the Council has undertaken considerable preparatory work in advance of the proposed hearing.
21. **Gilbert Gardens** The Council is awaiting the decision of the Welsh Assembly on an application for a full award of costs against Mr. James in respect of his unreasonable appeal at his Gilbert gardens site. A preliminary report from the Inspector has stated that the appellant was unreasonable, and that a full award of costs would be recommended.
22. No applications for costs have been made against the Council during the last financial year.

Comment

23. During the course of the last financial year, the number of appeals has reduced from last year's high of 91 down to a more manageable, yet still significant, 74. The number of appeals requested to be determined by the hearing procedure has, however, has significantly increased up to 21 which, both in number terms and as a percentage of appeals received (28%), is far in excess of that dealt with in previous years. Given the additional work and time involved in preparing for, and attending, hearings, this has had a significant impact on Officers time.
24. At the same time, the new regulations in respect of appeals, introduced in May/ June 2003, continue to place a high burden on Officers to ensure that targets for submission of appeal documentation are met. In this respect, it is satisfying to report that the section has ensured that 100% of statements, questionnaires and notifications have been submitted in accordance with procedural requirements.
25. Although there are a number of appeal decisions on which officers are particularly pleased, mention is made here of the recent appeal decision in respect of the proposed replacement Tesco's store at Culverhouse Cross, which involved considerable time on Officers part, and amounted to a milestone insofar as it represented the first successful appeal defended at the Culverhouse Cross interchange.
26. In conclusion, the continued improvement in appeals success remains highly encouraging, and is considered to be attributable in no small part to the efforts made by officers in monitoring prospective refusals to ensure decisions are consistent with each other and with the policies of the Council.
27. As ever, continuing efforts will be made to ensure that the excellent appeals performance is maintained, while it is hoped that the recent adoption of the Unitary Development Plan will now provide greater weight to the Council in defending its decisions at appeal.

Background Papers

Relevant appeal decision notices and application files.

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ROB QUICK
DIRECTOR OF ENVIRONMENTAL
AND ECONOMIC REGENERATION

All relevant Chief Officers have been consulted on the contents of this report.

Appeal Decisions 2004/05

Application	Appeal/PINS	Appellant	Site/location	Proposal / Breach	OD /Cttee	Decision	Decision Date
PLANNING (s.78)							
<u>PUBLIC INQUIRY</u>							
02/01733/FUL	A/03/1134272	Crematoria Management Ltd	Land at junction of Caerau Lane & Quarry Road, Wenvoe	Proposed crematoria , car parking, chapel of rest and gardens including highway junction improvements	C	D	10/06/2004
04/00418/FUL	A/04/1155425	Tesco Stores Ltd	Tesco Store, Culverhouse Cross, Vale of Glamorgan	Replacement Class A1 retail store, relocation of existng petrol filling station, car park alterations, internal highway works, replacement planting and ancillary works	C	D	01/02/2005
<u>HEARING</u>							
02/00822/FUL	A/03/1117885	Mr. A. Wilkey	Land adjacent to the Gate House, Boverton Park Drive	Erection of detached dwelling	C	D	02/11/2004
02/01237/FUL	A/03/1134291	Fontygary Parks Ltd	Fontygary Leisure Park, Rhose	Change of use of car park field from recreational/amenity land to site 52 holiday static caravans, remove 20 caravans from exising park to lower density and provide environmental improvements by creating new landscaping/planting/wildlife corridors	C	D	27/04/2004
03/00913/FUL	A/03/1134072	Mr. A. J. Rosser	1,2,3 & 4 The Courtyard & Home Farm, Michaelston Le Pit	Change of use from land designated as agricultural to domestic gardens	C	D	06/04/2004
03/01337/FUL	A/04/1150687	Mr. David & Mr. Lyndon Alexander	Plot alongside Stephan, Main Road, Ogmore-By-Sea	Detached residential bungalow and garage	OD	D	07/10/2004
03/01487/FUL	A/04/1145075	Mr. & Mrs. F. C. Jones	Brooklands Hall, Brook Lane, St. Nicholas	Proposed alterations and extension to existing dwelling	C	D	18/08/2004
03/01575/OUT	A/04/1139796	Mr. & Mrs. A. Dare	Rear of The Croft, Treoes	Plots for 2 houses	C	D	27/05/2004
03/01614/FUL	A/04/1147847	Mr. & Mrs. Evans	67, John Batchelor Way, Penarth Marina, Penarth	Retention and conversion of integral garage to residential purposes (sauna and storage)	OD	A	06/10/2004
03/01676/FUL	A/04/1148453	Mr. Gordon Hadfield	The Spinney Holiday & Leisure Park, Beach Road, Swanbridge	New UPVC windows and doors to patio area	OD	A	05/08/2004

Appeal Decisions 2004/05

Application	Appeal/PINS	Appellant	Site/location	Proposal / Breach	OD /Cttee	Decision	Decision Date
04/00138/FUL	A/04/1159135	Dawnus Construction Ltd	Land at the rear of 1-13, Hayes Road, Sully	3 no. blocks of two bedroom link houses and 1 no. pair of semi-detached houses	C	D	08/12/2004
04/00316/FUL	A/04/1152041	JJ's Pizza's & Kebabs	JJ's, 5, Broad Street, Barry	Retention of A3 takeaway on ground floor	C	A	02/11/2004
04/00461/FUL	A/04/1154132	Mr. & Mrs. S. Smith	The Granary, Llanbethery	New conservatory and first floor extension to rear	OD	D	30/11/2004
04/00619/FUL	A/04/1168843	Mr. Stephen John Kitch	83, Glebe Street, Penarth	Proposed dormer bedroom with en-suite bathroom	OD	split	22/03/2005
04/00781/FUL	A/04/1164039	Mrs. S. James	62, Pontypridd Road, Barry	Removal of part of front garden/rockery to form two car parking spaces off-street	OD	D	14/03/2005
04/00844/OUT	A/04/1160112	Mr. & Mrs. H. E. Turner	Salmons Wood, Craig Penllyn	Erection of one and a half storey dwelling and ancillary double garage	C	A	07/01/2005
04/01226/FUL	A/04/1168251	Mr. J. Patel	47-49, Cardiff Road, Dinas Powys	Change of use of ground floor of premises to A3 restaurant	C	D	10/03/2005

WRITTEN REPRESENTATIONS

02/01365/FUL	A/04/1168502	Doreen Curtis (previously Hockey)	Land known as Fouracres, Adjacent to Glendon, Argae Lane, St. Andrews Major	To retain single storey building for the storage of hay animal feedstuffs and tack (equine use)	C	A	18/03/2005
02/01503/OUT	A/04/1141511	Goldsworthy Homes Ltd	Land at Keepers Cottage, Leckwith Road, Llandough, Penarth	Outline for 21 apartments	C	D	28/05/2004
03/00238/FUL	A/04/1142170	Meadgate Homes Ltd	Land adjacent to Porth-y-Green, Llanblethian	Erection of 8 no. detached dwellings	C	D	05/07/2004
03/00624/OUT	A/04/1139759	Mr. S. Morris	Land on south side of St. John's Hill, Beggars Pound, St. Athan	Outline application for two dwellings	C	A	18/05/2004

Appeal Decisions 2004/05

Application	Appeal/PINS	Appellant	Site/location	Proposal / Breach	OD /Cttee	Decision	Decision Date
03/00723/OUT	A/04/1162389	Mr. & Mrs. R. H. Rees	Land adjacent to St. Hilary, The Westra, Dinas Powys	Residential development to comprise no more than two dwellings	C	D	05/01/2005
03/00787/FUL	A/04/1138692	Mr. Kevin Brookes	26, Romilly Road, Barry	Porch and conservatory over existing balcony and new porch area, conversion of basement.	OD	D	13/05/2004
03/00802/OUT	A/04/1151722	Cosmeston Community Farm	Land adjacent to The Vineyard, Lavernock Road, Sully	Education and leisure amenity community farm park	C	D	15/09/2004
03/00918/FUL	A/04/1140280	M. Thomas	Land opposite 1, River Walk, Cowbridge	Erection of 4 no. semi-detached cottages	C	D	25/05/2004
03/01019/FUL	A/04/1148436	Mr. M. Thomas	River Walk, Cowbridge	Erection of 6 no. detached houses	C	D	23/07/2004
03/01108/FUL	A/04/1145046	Mr. A. Edwards	Rear of 77, Salop Street, Penarth	New dwelling	OD	D	30/06/2004
03/01111/FUL	A/04/1138288	Mrs. M. Fitzgerald	Adjacent to 2, Minehead Avenue, Sully	Detached one bedroom bungalow in garden of no. 2, Minehead Avenue	OD	D	14/04/2004
03/01201/FUL	A/04/1144016	M. Thomas	Normandy (Oakhurst), Bridgeman Road, Penarth	Demolish and rebuild main house into 3 no. apartments. Build side and rear extensions for a further 6 no. apartments.	C	D	13/09/2004
03/01255/FUL	A/04/1153641	Mr. & Mrs. J. James	Land adjacent to Malt Barn, Higher End, St. Athan	To demolish veterinary surgery, associated buildings and steel framed agricultural barn and construct detached dwelling	OD	D	16/09/2004
03/01296/FUL	A/04/1155611	Mr. M. Bridge	46, Pill Street, Cogan, Penarth	Conversion of shop and maisonette to two flats with rear extension	OD	D	20/10/2004
03/01377/OUT	A/04/1147116	Mr. G. Bryant	Land off Main Road, Ogmore By Sea	Erection of dwelling	C	D	20/07/2004
03/01381/FUL	A/04/1157087	Mr. T. J. Davies	Stone Barn on Land adjoining Llantrithyd House, Llantrithyd	Conversion of traditional stone barn to residential use	C	D	18/11/2004
03/01411/FUL	A/04/1137389	Mr. G. Williams	Land rear of 22, Cog Road, Sully	New three bedroom bungalow	OD	D	14/04/2004

Appeal Decisions 2004/05

Application	Appeal/PINS	Appellant	Site/location	Proposal / Breach	OD /Cttee	Decision	Decision Date
03/01427/OUT	A/04/1152846	Mrs. R. Harry	Land situated between Fairwood and Shangri La, Cardiff Road, Dinas Powys	Outline application for one dwelling	C	D	22/09/2004
03/01466/FUL	A/04/1147224	Mr. Lee England	6, Marloes Close, Lundy Park, Barry	Two storey side extension	OD	D	02/08/2004
03/01474/FUL	A/04/1167325	Mr. & Mrs. S. Union	55, Brockhill Way, Penarth	Proposed ground floor and first floor bedroom extension	OD	D	18/02/2005
03/01542/FUL	A/04/1151060	Mr. D. W. James	142, Windsor Road, Penarth	Retention of conversion of property to basement flat and three storey maisonette with shared communal entrance and utilities	C	D	07/09/2004
03/01548/OUT	A/04/1157858	Mr. A. Turnbull	Ham Woods, Ham Manor Park, Llantwit Major	Demolition of existing barn and erection of 7 no. holiday chalets (suitable for disabled persons) and associated external works (re-submission of 02/01042/OUT)	C	A	24/11/2004
03/01618/OUT	A/04/1142275	Mr. K. Darlington	Welsh Supreme Lofts, Gilbert Lane East, Barry	New dormer bungalow plus detached double garage	C	D	02/06/2004
03/01781/FUL	A/04/1141200	Mr. James Law	25, Plas Glen Rosa, Portway Marina, Penarth	Change of use from residential to use as a presentation and administration office to support a boat sales operation	C	D	28/06/2004
03/01807/FUL	A/04/1158765	Mr. P. Tipping	Barn B, Village Farm, Marcross, Llantwit Major	To keep existing aga flue pipe to Barn B	OD	D	16/12/2004
04/00080/FUL	A/04/1166450	ATH Building Contractors Limited	36, Millbrook Road, Dinas Powys	Demolition of existing buildings, development of 9 no. 2 bed apartments with associated vehicular access and parking	C	D	02/02/2005
04/00110/FUL	A/04/1163946	Mr. R. Thomas	Millands Mobile Home Park, Llanmaes	Change of use from agriculture to mobile home park	C	D	31/01/2005
04/00134/OUT	A/04/1150788	Mr. & Mrs. J. Orpin	19, Dochdwy Road, Llandough	New two bedroom dwelling	OD	D	07/09/2004
04/00145/FUL	A/04/1157668	Mr. J. & Mrs. C. Evans	Caeronnen, Upper House Barn, Llantrithyd	Single storey extension to rear of property, re-facing gable wall in natural stone and associated external works	OD	D	21/10/2004

Appeal Decisions 2004/05

Application	Appeal/PINS	Appellant	Site/location	Proposal / Breach	OD /Cttee	Decision	Decision Date
04/00146/FUL	A/04/1154756	Mr. & Mrs. Ketley	23, Maes Illtud, Llantwit Major	Rear dormer loft conversion	OD	D	29/09/2004
04/00395/OUT	A/04/1162961	Mr. Russell Cullen	Land at Claremont Cottage, Slon Lane, Ogmore By Sea	Erection of bungalow and associated access arrangements	C	D	14/01/2005
04/00624/FUL	A/04/1156992	Mr. J. P. McCulloch	2H, Cornerswell Road, Penarth	Change of use from retail shop unit to tattoo studio	C	A	17/11/2004
04/00723/FUL	A/04/1163755	Mr. J. Gatt	114, Jenner Road, Barry	Flat roof dormer to rear	C	A	25/01/2005
04/00809/FUL	A/04/1170273	Mr. M. A. Richards	Land at rear of Tudor Lodge, Bonvilston	Erection of stables and feed store for four horses	OD	D	21/03/2005
04/01125/OUT	A/04/1162521	Paddle Homes Limited	Land to the rear of Daniel Street, Barry	Erection of housing development, flats and associated site works (17 units)	C	D	11/01/2005
04/01419/FUL	A/04/1167525	Protech Building and Maintenance Limited	Land at Highfield Close, Park Road, Barry	Demolition of three cottages and lodge and construction of twenty no. two bed apartments	C	D	28/02/2005
04/01567/FUL	A/04/1168053	Graham James Property Holdings Ltd	Barry Hotel, Broad Street, Barry	Conversion of existing residential accommodation into 28 no. self contained retirement apartments	C	A	16/03/2005

CONSERVATION AREA CONSENT

WRITTEN REPRESENTATIONS

03/01261/CAC	A/04/1144016	Mr. M. Thomas	Normandy (Oakhurst), Bridgeman Road, Penarth	Complete demolition and re-building to exactly replicate the existing external features, except where the proposed extensions abut, and the limestone walls which are to be painted render	C	D	13/09/2004
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Appeal Decisions 2004/05

Application	Appeal/PINS	Appellant	Site/location	Proposal / Breach	OD /Cttee	Decision	Decision Date
ADVERTISEMENTS							
<u>WRITTEN REPRESENTATIONS</u>							
04/00082/ADV	H/04/514558	Lidl UK Gmbh	Lidl Store, Cennin pedr, Pencoedtre Village, Barry	Advertisement panel	OD	D	03/08/2004
04/00336/ADV	H/04/514575	Halfords Limited	Unit 1, Heol Ceiniog, The Waterfront Retail Park, Barry	Various shop signs	OD	split	22/09/2004
HEDGEROW REPLACEMENT NOTICE							
<u>WRITTEN REPRESENTATIONS</u>							
ENF/04/0335/E	HED/04/514599	R. F. Crookes	Land at the rear of The Vines and Tudor Cottage, Llanbethery	Unauthorised removal of hedgerow	C	A	23/11/2004
S.174 ENFORCEMENT							
<u>PUBLIC INQUIRY</u>							
ENF/02/0372/E	C/04/1147148	Mr. Phillip Walker	Coach House to rear of 20, Plymouth Road, Barry Island	Without the benefit of planning permission, changing the use of a two storey outbuilding to residential accommodation	C	upheld	25/02/2005
ENF/03/0331	C/04/1141846	Robert James	Gilbert Gardens, Gilbert Lane, Barry	Construction of cages and shelters to house monkeys or other animals without the benefit of planning permission	C	D	12/08/2004
ENF/98/0213	C/03/1132930	Mr. C. Brown	20, Beryl Road, Barry	Using the land for storage, construction,repairing and spraying of vehicles and vehicle parts	C	D	08/10/2004
<u>HEARING</u>							
ENF/03/0562/	C/04/1147219	Mr. G. Rattenbury	2E, Cornerswell Road, Penarth	Without planning permission, making material changes to the use of the land from a retail shop to use as a tanning and beauty salon	C	A	17/09/2004

Appeal Decisions 2004/05

Application	Appeal/PINS	Appellant	Site/location	Proposal / Breach	OD /Cttee	Decision	Decision Date
<u>WRITTEN REPRESENTATIONS</u>							
ENF/01/0090/E	C/03/1134449	Mr. J. W. Thomas	Southmeade, Wick Road Halt, Llandow	Change in the use of the land from the parking of one lorry to the operating, parking and storage of multiple commercial, goods & HGV vehicles, trailers and staff cars and breach of conditions 3, 5 & 7 of planning permission 96/00312/FUL	C	D	14/05/2004
ENF/01/0326/E	C/04/1152232	Mr. Julian Thorne	7, Wayside Cottages, Cardiff Road, Dinas Powys	Without planning permission creation of a vehicular access onto the land from the A4055 Cardiff Road residential purposes.	C	D	05/10/2004
ENF/03/0198/E	C/04/1162096	Mr. P. Tipping	Barn B, Village Farm, Marcross	Unauthorised erection of a steel flue on the rear elevation of Barn B	C	D	16/12/2004
ENF/04/0152/E	C/04/1145896	Mr. Richard Davey	Coed Mansel, Llangan	The removal and stockpiling of top and subsoil, further excavations, and the stockpiling and deposit of hardcore (including general builders waste, brick, crushed concrete, timber etc.) to create a raised hard standing.	C	D	24/06/2004
ENF/04/0198/	C/04/1148669	Mr. & Mrs. Broad	Land to the rear of Broadacres, Cog Road, Sully	Unauthorised tipping and raising of ground levels	C	A	26/10/2004
ENF/99/0663/E	C/04/1149022	The Executors of the late Mr. Dilwyn Jones	The Meadows, Old Wick Road, Bakers Lane, Llantwit Major	Breach of Agricultural Occupancy condition	C	H	05/10/2004

LISTED BUILDING ENFORCEMENT NOTICE

WRITTEN REPRESENTATIONS

ENF/02/0210/E	F/04/1141901	Mr. & Mrs. S. Kennedy	Duffryn Mawr Farmhouse, Pendoylan	The replacement of the natural slate roof of the building and the construction of the extension with artificial fibre cement tiles and the use of replacement timber sash windows throughout the building	C	D	06/09/2004
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