

# CONSERVATION AREA MICHAELSTON LE PIT



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# **Michaelston-Le-Pit**

## **Conservation Area Appraisal and Management Plan**

**March 2009**

This document is the adopted Michaelston-Le-Pit 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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Michaelston-Le-Pit Conservation Area Appraisal and Management Plan

## Introduction

The Michaelston-le-Pit Conservation Area was designated in August 1971 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 Michaelston-le-Pit 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 Michaelston-le-Pit 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 Michaelston-le-Pit 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 Michaelston-le-Pit 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 May and June 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 Michaelston-le-Pit 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 the 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 the 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 below:

- Importance of historic buildings;
- Concern over quality/amount of some development;
- Concern over traffic travelling through the Conservation Area.

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 Dinas Powys Parish Hall on 10<sup>th</sup> September 2008, any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 25 March 2009.

## Planning Policy Framework

### National Advice

Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Section 72 of the same Act specifies that, in making a decision on an application for development in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Wales, which is augmented by Circular 61/96 – ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas’ and Circular 1/98 – ‘Planning and the Historic Environment: Directions by the Secretary of State for Wales’. These documents provide advice on the designation of Conservation Areas, and the importance of assessing the special interest of each one in an appropriate manner.

### Development Plan

The Vale of Glamorgan’s Unitary Development Plan (UDP) was adopted in April 2005. The Plan sets out the Council’s aspirations for protecting and enhancing the historic environment and states how applications affecting Conservation Areas will be assessed. The policies relating directly to the management of Conservation Areas are:

- ENV 17 (Protection of Built and Historic Environment)
- ENV 20 (Development in Conservation Areas)
- ENV 21 (Demolition in Conservation Areas)
- ENV 22 (Advertisements in Conservation Areas)
- ENV 23 (Shopfront Design in Conservation Areas)

Additionally, Policy ENV 24 (Conservation and Enhancement of Open Space) and Policy ENV 27 (Design of New Developments) are important in the assessment of planning applications relating to Conservation Areas.

These policies will be strengthened by this Appraisal, which will offer greater detail regarding those elements that give the area its distinctiveness.

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. For this reason, strict controls exist over applications for new development.

#### **Local Development Plan**

The Vale of Glamorgan Council has started work on producing its Local Development Plan (LDP), which will set out how land within the Vale is used between 2011 and 2026. This includes the historic built environment and Conservation Areas. Up-to-date information on the progress of the Council's LDP can be found at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk).



*Rural District Council houses form almost half the conservation area's housing stock.*



*The old wellhead is a reminder of the agricultural origin of the village.*



*The Church is the focal point of the village.*



*St. Michael's Churchyard.*

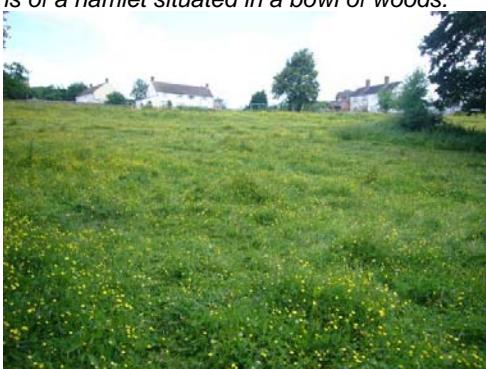
## Summary of Special Interest

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

- Historic hamlet with a linear form alongside St Michael's Parish Church;
- Rural location beside the River Cadoxton, surrounded by wooded slopes;
- The architectural and historic interest of the area's historic buildings and structures including three listed buildings: St Michael's Church, Church Cottages and the K6 Telephone Kiosk
- The stone wellhead at a junction in the centre of the village;
- Informal 'village green' formed by open space in front of St Michael's Close;
- Located on a network of local footpaths;
- Trees and copses, especially along the river;
- Stone boundary walls and roadside green verges;
- Tranquil, secluded atmosphere despite the close proximity of Cardiff;
- River Cadoxton which runs along the conservation area's southern boundary;
- Bio-diversity and wildlife.



*From the road by Y Fron Oleu the impression is of a hamlet situated in a bowl of woods.*



*The body of the village sits above a meadow beside the River Cadoxton.*



*Trees line the Cadoxton river.*



*Green approach from Penyturnpike Road.*

## Location and Setting

### Location and Context

The Michaelston-le-Pit Conservation Area encloses the tiny village of Michaelston-le-Pit which lies about 4 kilometres south-west of the centre of Cardiff and one kilometre north of Dinas Powys. The village sits astride a narrow cul-de-sac country lane about one kilometre from Penyturnpike Road, an ancient route leading from Dinas Powys down to a medieval bridge over the River Ely at Leckwith. Today, following the construction of alternative routes, Penyturnpike Road is only a minor road between Dinas Powys and Leckwith. Although situated on a cul-de-sac vehicular road, Michaelston is linked to Dinas Powys and surrounding countryside via a network of public footpaths.

### General Character and Plan Form

Michaelston-le-Pit has a sinuous linear form on either side of a winding road. The road has a distinctly rural character at both entries to the village and, in addition to its bends and variations in width, the road rises and falls as it proceeds from a river bridge crossing in the eastern extremity of the conservation area to the point where it meets the river again in the westernmost extremity.

There are approximately 35 dwellings in the conservation area, the majority of which have been built since 1950 including seven pairs of semi-detached former Rural District Council (RDC) houses and a recent development of four dwellings on the site of demolished farm buildings. Two storeys is the norm – the largest buildings in the conservation area are St. Michael's Church, almost concealed behind a stone wall and hedgerow, and The Barn, a converted large agricultural barn, whose stark form is in contrast to the domestic scale of estate housing to the west and south.

The village's oldest buildings do not have a uniform relationship to the road but all are set back from the highway. Twentieth century infill houses are set back from the road, approached by a short vehicular drive. The disposition of the old mill (Felin Dawel) and former farm buildings relates to their original purpose. The RDC houses have been laid out with planned formality: Fairleigh consists of two pairs of semis set at right angles with a green and parking spaces in between; Norman Cottages is comprised of three pairs of semis in an arc facing an area of trees; the two pairs of semis in St. Michael's Close are aligned behind a grassed 'green' raised above road level behind a stone retaining wall. The grassed space of St. Michael's Close forms, in effect, a modern village green on the opposite side of the road to the village's old focus, the wellhead.

The no through road is generally free of traffic and the village has a tranquil rural atmosphere.

### Landscape Setting

The conservation area lies on and above the north bank of the River Cadoxton which forms most of the conservation area's southern boundary. Land rises gently from the river and the village is spread along a narrow road enclosed by hedgerows and grass banks which preclude outward views.

Although open fields and meadows form the immediate setting to the conservation area, the main impression is of a place set within a bowl of woods. When a break in the hedgerow does permit distant views, wooded slopes invariably fill the background.

## Historic Development and Archaeology

The origin of the place name is unclear. The Church is dedicated to St. Michael and All Angels but the suffix 'le-Pit' may derive from Norman rule or alternatively the word 'pit' may be synonymous with 'pool' - the Welsh form is Llanfihangel-y-pwll ('St. Michel's by the pool').

The earliest documents of c. 1200 record the area was held by the De Reigny family as a sub-manor of the lordship of Dinas Powys. A further suggestion about the origin of the name is that it derives from the Le Peyts family, their predecessors as Norman lords under the De Sumeris family. The local manor was Cwrt-yr-ala, a name derived from the later Raleigh family.

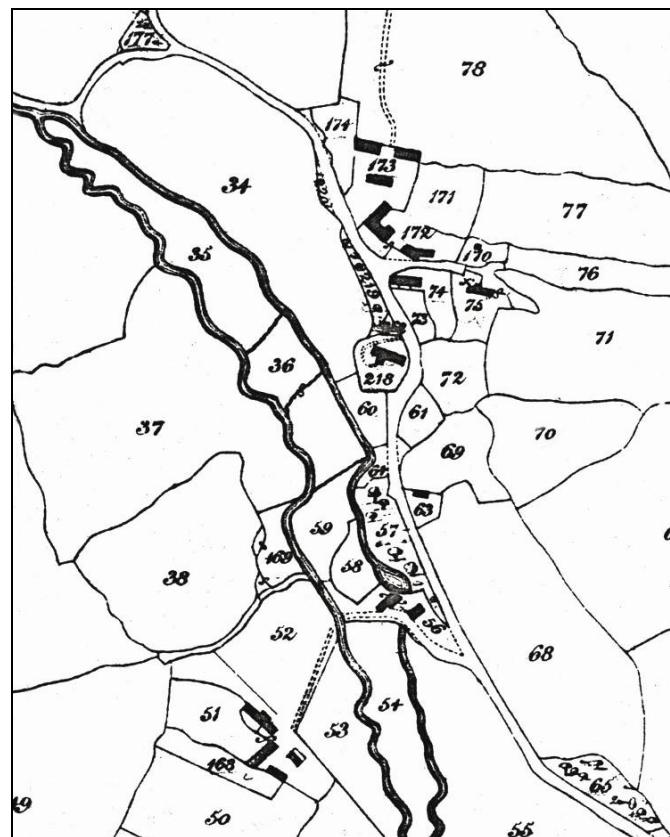
St. Michael's Church probably dates from the early 14<sup>th</sup> century and was restored in the 19<sup>th</sup> century. Until the second half of the 20<sup>th</sup> century Michaelston-le-Pit was a tiny hamlet composed of church, mill, farm and a few cottages, most notably Nos. 1, 2 and 3 Church Cottages which were built in the early 19<sup>th</sup> century possibly as part of the nearby Cwrt yr ala Estate where some villagers may have been employed.

Today's Cwrt-yr-ala House, which is located outside the conservation area further along the no through road, is the fourth building to have stood on this site, once occupied by the Manor House of Michaelston-le-Pit.

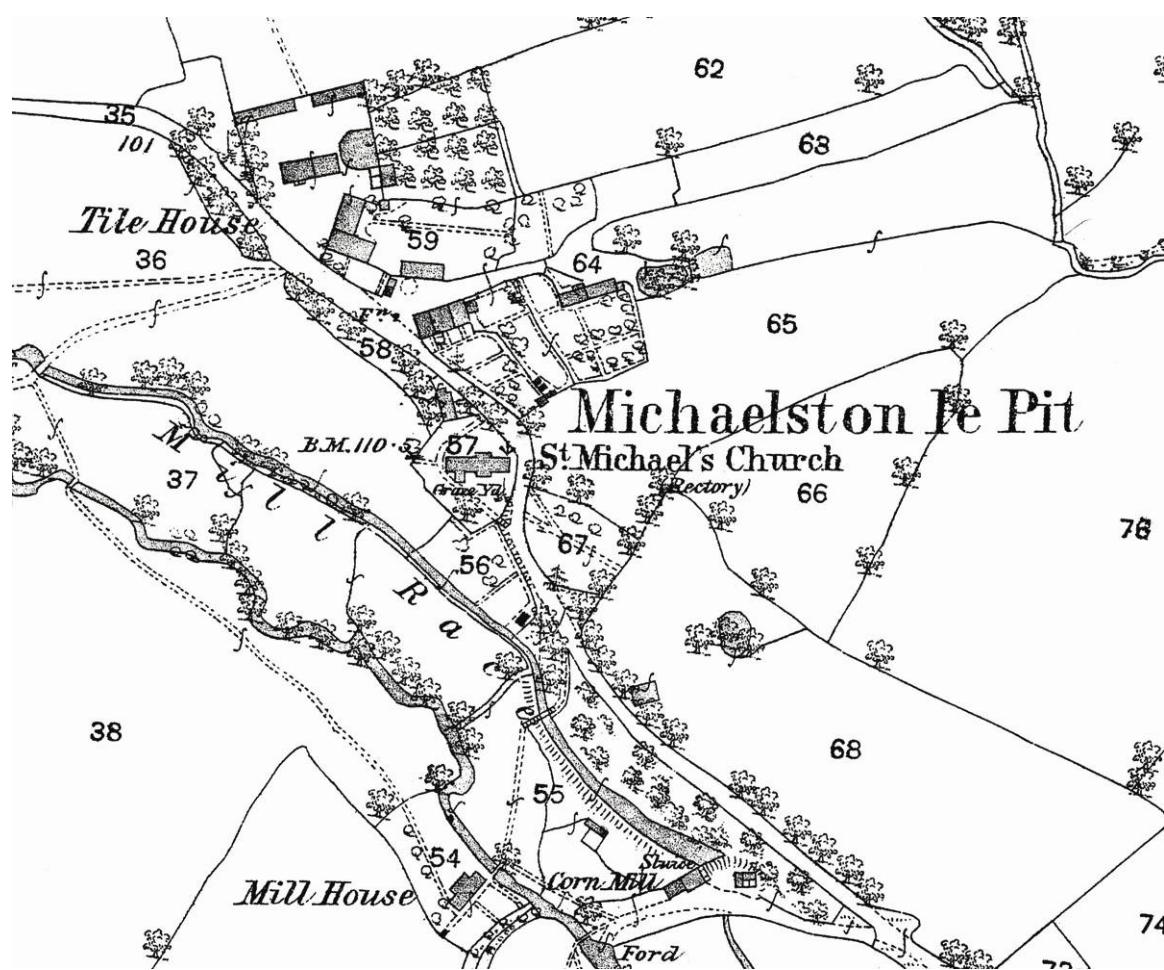
The coming of the railway and the expansion of Barry Docks that made such an impact on Dinas Powys had little effect on Michaelston-le-Pit except for the building of Y Fron Oleu which was has distinctive red brick dressings characteristic of late 19<sup>th</sup> century house-building in Dinas Powys.

Until the First World War, which claimed the lives of 28 men from the parish, the agricultural association with land, surrounding countryside, farms and cottages predominated with houses located close to the well and the church. Significant change arrived after the Second World War with the building of Rural District Council houses in the 1950s but the village has absorbed these and a number of later dwellings are also now established as part of the village.

*Tithe Map c. 1840*



*First Ordnance Survey Map c. 1900*





*The churchyard of St Michael's is informal and tranquil.*



*Space in front of St Michael's Close forms a modern 'village green'.*



*A planned formal open space at Fairleigh.*



*The road widens as it passes through the heart of the village.*

## Spatial Analysis

### Character of Spaces

Trees, stone walls and hedgerows give the conservation area an enclosed feel by closing down outward views. Whilst most properties have large gardens, front and rear, the area's main open spaces are areas to the rear of the linear development, notably meadows between the settlement and the river, one of which is crossed by a public footpath.

The centre of the conservation area might be defined as the length of road between St. Michael's Church and Norman Cottages or, more specifically, the area around the junction of the road and the track in front of Church Cottages which contains the old wellhead. Here there is greater width to the road and, in front of St. Michael's Close, a raised grassed area with the character of a village green.

Despite the restrictions of trees and hedges, there are some distant views of note. The church has an elevated location and there is a distant view of surrounding woods from outside the church's south door. A similar view can be gained over the hedge on the descent past Y Fron Oleu.



*Y Fron Oleu is one of the few late 19th century buildings.*



*Michaelston contains late 20th century infill.*



*Church of St. Michael and all Angels*



*Lych Gate at Church of St. Michael and All Angels*

## Character Analysis

### Activity and Prevailing Uses

St Michael's Church remains in active use but the mill and former agricultural buildings have been converted to residential uses. The conservation area is therefore almost exclusively residential. There is no shop or community facility.

### Buildings in the Conservation Area

The majority of the area's pre-1900 buildings reflect the hamlet's close association with agriculture. There is a mill building (Felin Dawel, much altered), an old barn (The Barn, a residential conversion) and former a farmhouse (Home Farm, extended and altered). Local vernacular cottages are absent but Church Cottages are a good example of Victorian Tudor-style workers' cottages, possibly associated with the Cwrt-yr-ala Estate.

Post-war Rural District Council houses form almost half of the housing stock of the village and are good representative examples of their type and period.

### Listed Buildings

#### Church of St. Michael and All Angels - Grade I

The church is a tiny cruciform building of Norman foundation, with the saddleback tower typical of many Vale of Glamorgan churches. It has an octagonal font, dated c. 1400 and an unusual panelled three-decker pulpit.

#### Lychgate at St. Michaels Church – Grade II

The lychgate incorporates a war memorial to local soldiers killed in the 1914-18 War. It was dedicated in 1920. The main structure is constructed with stained oak. Side walls comprise panels of pierced lancets. A metal plaque inside the porch commemorates those who fell in the First World War. Listed as a fine small timber building.



Nos 1, 2 and 3 Church Cottages.



Telephone Call Box.



Tile House.



A small feature that adds to the area's special interest.

### Nos 1, 2 and 3 Church Cottages – Grade II

An almost symmetrical row of three, two-storey gabled cottages in a Tudor style with metal framed windows, diamond paned glazed, bargeboards and diagonally set chimney stacks. They may be associated with the nearby Cwrt yr Ala estate and are listed as a well-preserved group of Tudor Revival cottages in the centre of the village.

### Telephone Call Box – Grade II

K6 type square red kiosk of standard design by Giles Gilbert Scott, architect of London. The design was introduced by the GPO in 1936. Listed for group value with Church of St. Michael and Church Cottages.

### 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, Tile House is identified as a locally listed County Treasure.

### Tile House

Double fronted stone farmhouse dating back to the 13<sup>th</sup> century.

### Positive Buildings - The Contribution of Key Unlisted Buildings

A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the Appraisal Map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the conservation area. Criteria for selection are given in Appendix 1.

### Local Details

Stone walls are a feature of the area and there is a stone path to the south door of the church. A VR wall-mounted red letter box adds to the area's local distinctiveness. In addition to well-tended private gardens, a special feature of the area is the planting of verges with perennial plants which bring colour to the streetscene and are in marked contrast to the wildflower hedgebanks on the approach to the village.



*The River Cadoxton forms the conservation area's southern boundary.*



*Roadside verge planted like a herbaceous border.*



*Trees, like this ash beside the church, are a feature of the area.*



*The wellhead is in need of attention.*

## Green Spaces and Bio-Diversity

The area is host to a variety of flora and fauna being primarily a hamlet in open countryside, albeit a short distance from Cardiff. Trees and hedges, fields and meadows and private gardens contribute to a sylvan atmosphere.

Trees and woods are a particular feature of the area especially those that line the river and small copses at either end of the conservation area. Individual mature trees are notable, especially the horse chestnut at St. Michael's Close and a fine yew and ash in the vicinity of the church.

## 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, satellite dishes and an obtrusive electricity transformer adjacent to Holly Cottage spoil the streetscene;
- The paving around the well head is in need of attention.

## Summary of Issues

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

- Protection of significant views into and out of the Conservation Area;
- The care and management of unkerbed grass verges, hedges and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review;
- Monitoring and review.

## Management Plan

### **Introduction**

The Michaelston-le-Pit Conservation Area Management Plan sets out proposals and policies which can enhance the character and appearance of the Michaelston-le-Pit Conservation Area in the light of the issues identified in the above Michaelston-le-Pit Conservation Area 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 Michaelston-le-Pit Conservation Area was undertaken. The existing boundary of the north of the conservation area does not follow an identifiable line on the ground.

#### **Recommendation:**

*One amendment to the boundary of the Michaelston-le-Pit Conservation Area is proposed. It is recommended that, in order to follow best practice in conservation area boundary definition, the boundary of the conservation area is amended to follow recognisable boundaries on the ground in the north of the conservation area. The amendments slightly reduce the extent of the conservation area whilst retaining the importance of the area's rural setting.*

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

### **Landscape Setting**

The landscape setting of the Conservation Area is very important and is notable for its rural location beside the River Cadoxton. For this reason the boundary has been drawn widely around the south of the village to include fields and meadows beside the river.

#### **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 planned open areas associated with the former Rural District Council houses.

#### **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**

Building condition in the conservation area is good although the paving around the wellhead is in need of attention if it not to deteriorate further.

#### **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 Michaelston-le-Pit 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 Michaelston-Le-Pit 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 online 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
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### Contact Details

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

Planning and Transportation Policy,  
Vale of Glamorgan Council,  
Dock Office,  
Barry Docks,  
CF63 4RT

Tel: 01446 704 626/8  
Email: [planning&transport@valeofglamorgan.gov.uk](mailto:planning&transport@valeofglamorgan.gov.uk)

## 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?

