

# CONSERVATION AREA LLANCADLE



## APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND  
ECONOMIC REGENERATION



# Llancadle

## Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Llancadle 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 5<sup>th</sup> May 2008 to 13<sup>th</sup> June 2008, this document was submitted on 25<sup>th</sup> March 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan.

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## Introduction

The Llancadle Conservation Area was designated in March 1973 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

Having designated the Conservation Area, the local authority has a statutory duty to ensure that the character of the area is preserved or enhanced. It is therefore necessary to define and analyse those qualities that contribute to, or detract from, the special interest of the area, and to assess how they combine to justify the area's special designation as a Conservation Area.

The Llancadle 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 Llancadle 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 Llancadle 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 Llancadle 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 January and February 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 Llancadle 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 19<sup>th</sup> December 2007 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 raised through the consultation process is listed below:

- Field to the west of the Manse is in poor condition. Collapsed wall and overgrown;
- Concern about expansion of the village over the last 35 years;
- Regret over the loss of the thatched roof to the 'Green Dragon';
- Concern about the extension to the 'Green Dragon';
- Fears of impact of development at St Athan on traffic volume;
- Narrowness of the road maybe an issue if traffic volume increases;
- A simple guide to conservation areas in layman's terms is required;
- Boundary might be extended south to cover the extent of gardens from Strady Lodge to Cuba Cottage.

Following a consultation period of six weeks from 5<sup>th</sup> May 2008 to 13<sup>th</sup> June 2008, which included a surgery held at Rhoose Library on 15<sup>th</sup> May 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. The adopted Unitary Development Plan places Llancadle in the countryside. For this reason, strict controls exist over applications for new development.

In addition to Conservation Area specific policies, the following UDP policies apply:

- ENV 1 (Development in the Countryside)
- ENV 2 (Agricultural Land)
- ENV 4 (Special Landscape Areas)
- ENV 11 (Protection of Landscape Features)
- ENV 12 (Woodland Management)
- HOUS 3 (Dwellings in the Countryside)
- HOUS 5 (Agricultural or Forestry Dwellings)
- HOUS 7 (Replacement and Extension of Dwellings in the Countryside).

These policies, and in particular ENV1 and HOUS3, restrict new housing development in the countryside to those that are justified in the interests of agriculture and forestry only.

Given the policy background and the character of Llancadle it is unlikely that an intensification of development in the village would be appropriate.

### **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).



*Trees make a positive contribution to the area's special interest. This large yew stands in the garden of Llancadle Farmhouse.*



*The conservation area is characterised by low stone walls and unkerbed grass verges. This is one of the narrow lanes which lead to Llancadle Farm.*



*Stone outbuildings at Llancadle Farm show the agricultural origins of the village.*



*The road undulates as it passes through the village.*

## 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 village in a rural setting of open fields and woodland;
- Hillside location above the floodplain of the River Kenson;
- Contrasting forms of development: linear along the main road, dispersed beside the side lanes to Llancadle Farm;
- Side lanes bounded by stone walls and grass verges leading to an open farmyard;
- The architectural and historic interest of the area's historic buildings and structures;
- Llancadle Farm, a working farm comprising 18<sup>th</sup> century farmhouse and nearby vernacular stone outbuildings around an open farmyard;
- Llancadle Deserted Village, a Scheduled Monument part of which lies within the conservation area;
- Extensive rural views to the surrounding countryside, particularly across the Kenson valley, through breaks in the buildings and from the public footpaths;
- Wide grass verges containing bench, telephone kiosk and bus stops outside Lower Llancadle Farm;
- Located on a network of local footpaths and a designated Valeways Walk;
- Copse of trees to the south of the settlement and mature trees within the village, especially around Llancadle Farm;
- Gateways to the village along narrow road bounded by grass verge, high hedges and greenery;
- Stone boundary walls;
- Bio-diversity and wildlife.



*Viewed from the north, Llancadle sits in a fold in the landscape. Sycamore House, a modern dwelling, rises uncharacteristically above the rooftops of the rest of the village.*



*Open countryside immediately abuts the back gardens of houses.*



*Llancadle is linked to nearby villages by a network of public footpaths. It lies on the route of a Valeways Walk from Fonmon to Llanbethery.*

## Location and Setting

### Location and Context

The Llancadle Conservation Area encompasses the small rural hamlet of Llancadle in the Vale of Glamorgan. Llancadle is located about 8 km west of Barry on a minor road between Aberthaw and Llanccarfan. Cardiff International Airport lies 2 kilometres to the south east. The Conservation Area has a rural setting surrounded by open countryside and lies within the Nant Llanccarfan Special Landscape Area.

Three public footpaths enter the village thereby connecting it on foot to other nearby settlements and landscape features. The footpath route from Llanbethery in the north to Fonmon Castle in the east is waymarked through the village as part of a Valeways Walk, a network of walks across the Vale of Glamorgan.

### General Character and Plan Form

Development is dispersed beside the minor road through the hamlet and beside two narrow access roads which branch off the minor road and meet at Llancadle Farm.

There are two distinctive settlement patterns: linear development beside the main road through the village and an informal settlement pattern beside the lanes to Llancadle Farm.

Although a 19<sup>th</sup> century map shows some minor development directly fronting the south side of the main road south of the Green Dragon, late 20<sup>th</sup> century linear development now follows a very strongly defined building line well set back from the road between the Green Dragon and Lower Llancadle Farm. This, together with a modern straight kerb and wide pavement, has given the main route through the village a degree of uniformity that was previously lacking and is at odds with its historic character. Development leading to Llancadle Farm, which is a mixture of 20<sup>th</sup> century infill, redevelopment and greatly enlarged cottages, retains its original informality in which buildings have a haphazard relationship to the lanes.

The conservation area is characterised by detached and semi-detached dwellings and farm buildings set back from the road in single plots. Llancadle Farm dominates the west of the village, out of sight of the main thoroughfare. Two-storey buildings with pitched roofs and gable ends are the norm. Agricultural buildings at Llancadle Farm have a notably greater size and mass than the village's modestly scaled dwellinghouses.





*The stone outbuildings of Llancadle Farm viewed from the southern approach to the village. Note the large trees beside the old farmhouse.*



*The narrow southern approach to the village passes between banks of stone wall and hedge.*



*Llancadle has a rural location surrounded by fields and woodland. Here, to the north of the area, there is an open aspect over pastoral land.*

## Landscape Setting

Llancadle lies within the rolling coastal plateau of the Vale of Glamorgan. It is situated on the upper slopes of the northern side of the valley of the River Kenson which, within a kilometre has joined the River Thaw within the curtilage of the Aberthaw Cement Works before discharging into the Severn Estuary.

The geology of the area is generally that of lias limestone and mudstone. There is a fall in the land south-westwards dropping down to the Severn Estuary. The road undulates as it passes south-westward through Llancadle, gently falling as it passes the Green Dragon, rising past Lower Llancadle Farm, falling again as it leaves the conservation area and then rising once more (beyond the conservation area) before dropping down to Aberthaw.

The road from Llancarfan is unfortunately aligned with the tall industrial chimneys of the Aberthaw power station and works such that, approaching along the quiet, narrow rural lane from the north, there is an incongruous view of the distant industrial complex seemingly overbearing the tranquil rural settlement. The approach from the south is in direct contrast and is much more pleasing and typically rural: from between the roadside hedges on the undulating road from Aberthaw, there is a good view of the stone-walled and slate-roofed long outbuildings of Llancadle Farm on a low promontory above the main body of the settlement.

Llancadle is set within agricultural surroundings of open fields defined by hedgerows and trees but its rural atmosphere can be marred by the industrial hum of the works and power station at Aberthaw which undermines the equally prominent sound of birdsong.

In addition to open fields, trees are a vital part of the conservation area's setting. A small copse south of the village is included within the conservation area because of its importance to the setting of the village as viewed from the south. Equally significant but at some distance from the village and outside the conservation area is a band of woodland known as Castle Wood on the north-facing flanks of the River Kenson's floodplain.

## Historic Development and Archaeology

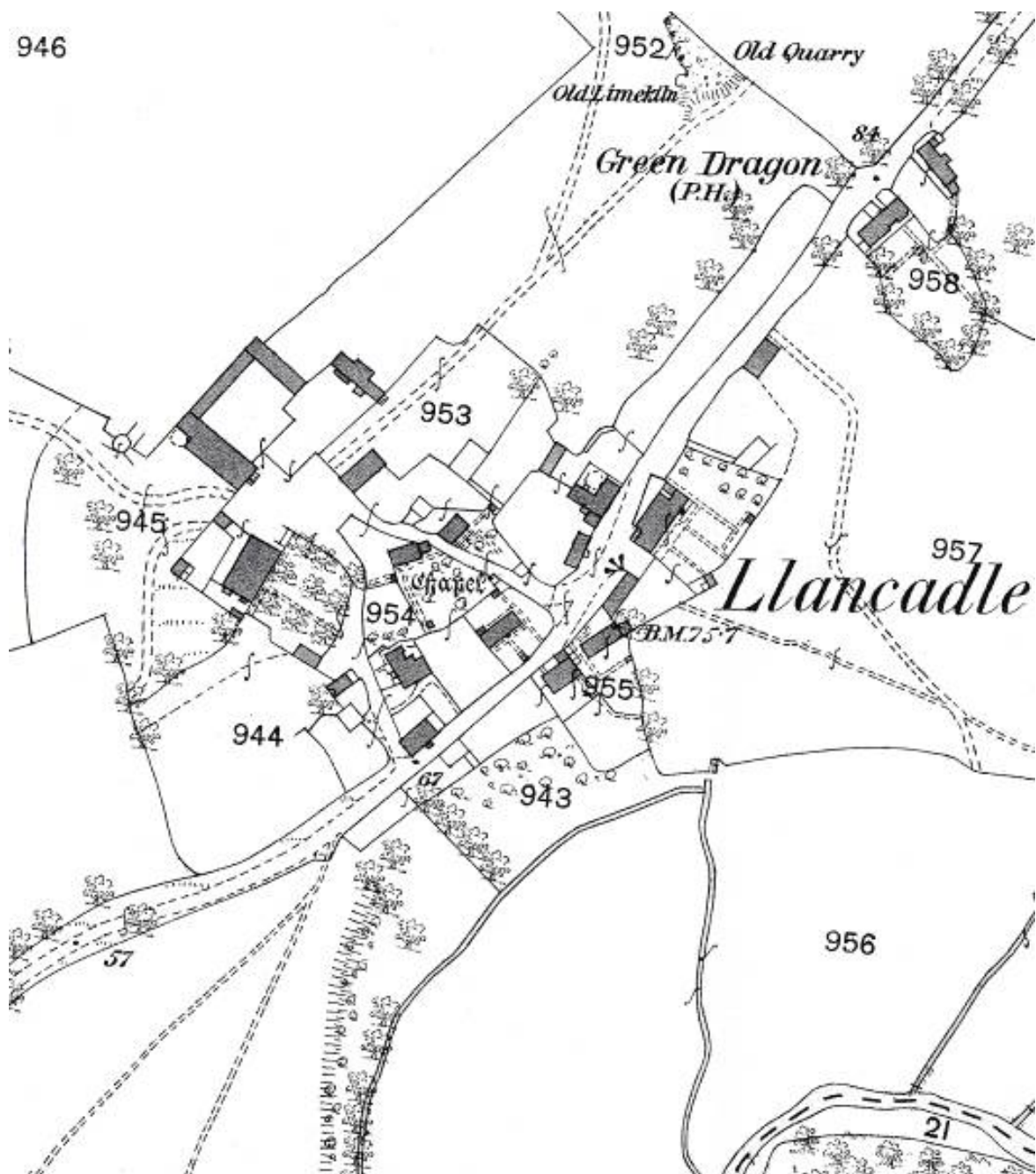
Iron Age defended enclosures have been recorded in Llancadle Gorse. Evidence of medieval settlement in the immediate area is evidenced by the site of a deserted village in pasture to the south of the village (mostly outside the conservation area). The village is thought to have been abandoned by the 17<sup>th</sup> century.

'Llancadl' is identified on Christopher Saxton's map of the county of Glamorgan (1578) and 'Lancad' appears on Thomas Kitchin's map of Glamorgan (1759). However, from an external inspection of the conservation area's buildings there would appear to be no building in today's Llancadle older than the 18<sup>th</sup> century.

The First Edition O.S. map (1880) of the area marks a chapel east of Llancadle Farmhouse. This was a medieval chapel of ease, possibly associated with the ecclesiastical centre at Llancarfan. By the time of the 1922 O.S. map it is marked as a chapel 'in ruins'. The chapel, where wall paintings were recorded in the 1950s, was demolished in the second half of the 20<sup>th</sup> century and the house known as Brandiston now stands on the site. An arched opening in one of the Llancadle Farm's outbuildings may be part of the chapel stonework re-used.

In addition to the chapel, the 1880 map clearly identifies by name the 'Green Dragon' and illustrates Llancadle Farm and outbuildings, Lower Llancadle Farm, Cuba Cottage, Penbryn and The Manse.

The village underwent little change during the first half of the twentieth century but has since seen substantial infill and extension and alteration of old cottages. Llancadle Farm remains a working farm.



Ordnance Survey map c. 1880





*A wide grass verge in the centre of the village provides a communal focus to the village.*



*A bench, commemorative mosaic laid in the grass and tree complement the telephone box and notice board beside a widening in the main road through the village.*



*The farmyard at Llancadle Farm is one of the most significant open spaces in the conservation area.*



*The front garden of Llancadle Farm is vital to the setting of the historic farmhouse.*

## Spatial Analysis

The core of the settlement is comprised of about twenty buildings laid out in a close-knit pattern beside the main thoroughfare and two short lanes. Within this L-shaped core of built development, buildings stand close to each other generally fronting, but set back from, the roads. Views within the core are therefore restricted but from certain points on the fringe of the core there are extensive views of surrounding countryside.

For example, because the settlement sits on the upper slopes of the valley of the River Kenson there are extensive views eastwards over the valley to woodland beyond but development on the south side of the main road and the narrowness of the gaps between adjacent properties obstructs views from the road. From a public viewpoint, views across the valley can only be enjoyed from west of The Manse and from the public footpath that leads from the road along a narrow alley between Lower Llancadle Farm and Strady Lodge. The view from this point is a delightful vista that testifies to the settlement's rural hillside location, but contains sight of a line of electricity pylons.

With the exception of the farmhouse at Llancadle Farm, gardens around historic properties are small and angular in shape. The front garden of Llancadle farmhouse is vital to the setting of this fine 18<sup>th</sup> century farmhouse. Modern developments such as Llancadle House and the five modern dwellings between the Green Dragon and Lower Llancadle Farm have large gardens, some with outdoor swimming pools.

Public open space within the core of the village is negligible and there is no churchyard or public park. However, a widening of the road west of Lower Llancadle Farm (likely to have been a former farmyard) is fringed with grass verges and acts as a tiny village green although it is dominated by the road and is too small to accommodate any assembly of people. It does, however, contain the village's telephone kiosk, bus stop, bench, letter box and a community notice board.

The other notable open space within the core is the farmyard of Llancadle Farm which is private although crossed by a public footpath. Farmyard and access road appear as one where the road turns to return towards the main road. This space allows one to view the historic ensemble of stone farmhouse, farmyard and outbuildings.



*The Green Dragon was formerly thatched but has been rebuilt after being damaged in a fire.*



*Penybryn and The Manse (opposite) are late 19th century buildings that add to the area's historic interest.*



*The Manse stands below the level of the road accentuating the village's hillside location.*



*Lower Llancadle Farm, stone-built but much altered and bounded by a traditional stone wall.*

## Character Analysis

### Activity and Prevailing Uses

Until the mid/late 20<sup>th</sup> century the settlement was dependent on agriculture. Former activities and uses were related to farming. The 1880 Ordnance Survey map shows that there was an "Old Limekiln" and an "Old Quarry" nearby and identifies a chapel and a public house. Today, although Llancadle Farm is still in operation and the Green Dragon public house still survives (rebuilt after being damaged by a fire), the chapel is gone and the village is now primarily residential, its residents commuting elsewhere to find employment. Former farm buildings have been converted to residential or ancillary uses.

### Building Type and Principal Buildings

Within the conservation area there are two building periods and types: pre- 1900 farmhouses, agricultural outbuildings and stone cottages which contrast markedly with 20<sup>th</sup> century residential infill and linear development. Late 20<sup>th</sup> century development and infill now almost outweighs historic development within the village and this is most apparent along the main road between The Green Dragon and Lower Llancadle Farm where there are five large modern dwellings. Historic character and appearance has a much stronger presence along the lanes to Llancadle Farm, enhanced by surviving stone boundary walls, unkerbed grass verges and the open farmyard.

### Scheduled Monuments

Part of the Llancadle Deserted Medieval Village lies within the conservation area. The site contains earthworks of a shrunken village comprising a central hollow way running south of series of level platforms and terraces, possible lynchets to south-west and north.

### Listed Buildings and County Treasures

There are no Listed Buildings or locally listed County Treasures in the Llancadle Conservation Area.





*Llancadle Farm, an 18th century farmhouse.*



*Llancadle Farm's outbuildings form a good collection of historic vernacular farm buildings. Some are in need of repair.*



*Kenson Cottages are good examples of Rural District Council Housing.*



*Old iron railings in front of The Manse make a positive contribution to the conservation area.*

## 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.

Amongst the positive buildings, two stand out as having special architectural or historic interest and should be considered for inclusion as County Treasures. They are:

### Llancadle Farm and Associated Outbuildings

The four-bay two-storey farmhouse probably dates from the late 18<sup>th</sup> or early 19<sup>th</sup> century. It is cement rendered, has a gabled slate roof and three stone chimney stacks. To the north of the farmhouse stands an open courtyard of farm buildings built of the local lias limestone with slate and clay tiles roofs. The group is a relatively unaltered excellent example of the rural vernacular architecture of the period.

### Nos. 1 and 2 Kenson Cottages

A pair of two-storey semi-detached former rural district council houses, rendered under clay tile roof. The pair has gabled matching open porches and a central brick chimney stack. A well preserved example of local authority housing.

### Local Details

Stone boundary walls are a notable feature of the conservation area often surviving despite the loss of the 'host' building. Typically, walls are coursed with either a rounded or castellated coping and make a positive contribution to the character and appearance of the area by drawing together the diversity of old and new buildings. Grey lichen proclaims the age of some walls. Stone walls with a significant impact on the streetscene are marked on the appraisal map. Other walls, though out of public view, are nevertheless part of the historic character of the area.

Unkerbed grass verges are a distinctive feature of the area, often found at the foot of stone boundary walls. Where the verges have been edged with concrete kerbstones, as in the centre of the village beside the bus stop and telephone kiosk, it has been to the detriment of historic character. Unkerbed verges on the southern approach and along the lanes leading to Llancadle Farm create a much more rural ambience in keeping with the area's countryside setting.



*Llancadle Farm's outbuildings are built with locally quarried lias limestone.*



*Historic roadside stone wall with a castellated coping.*



*Stone wall with half-round coping stones.*



*Trees and hedgerows provide a haven for wildlife.*

### Prevalent and Traditional Building Materials

The traditional building materials of the conservation area were locally quarried lias limestone (an old quarry is marked on the 1880 Ordnance Survey map) and Welsh slate with timber external joinery. Some historic stone buildings have been rendered e.g. Cuba Cottage and Hazeldene. As several modern buildings are also rendered, there is a preponderance of render in the conservation area. However, Llancadle Farm's outbuildings, Lower Llancadle Farm and stone boundary walls remain as good examples of the local stone vernacular.

### General Condition

Buildings in the conservation area generally appear to be well maintained and in good condition. An exception is the outbuildings at Llancadle Farm, some of which are no longer in active use and show signs of lack of maintenance, notably missing or slipping roof slates. Some roadside stone walls are in a poor condition, one beside The Manse has collapsed. The village has a tidy appearance.

### Green Spaces and Biodiversity

A significant proportion of the conservation area is open space and natural landscape that gives Llancadle its rural setting and character, particularly a wooded area to the south and an open field to the north. The natural environment supports many plants, trees, wild animals, and birds, including many protected species.

Trees, hedges and other greenery in the conservation area play an important role in helping to consolidate the rural character of Llancadle. There is an informal mix of ornamental varieties within gardens alongside mature indigenous species which survive as part of the agricultural character of the village. Of particular note in this respect are the mature trees, including an old yew, in the vicinity of Llancadle Farm. Whilst all trees within a conservation area are afforded statutory protection, these are of sufficient amenity value to warrant being considered for further protection by means of a Tree Preservation Order.

Two copses provide a haven for wildlife. On the north side of the road opposite The Green Dragon is a strip of trees and undergrowth that provides a foil to the modernity of the front gardens opposite. A large wedge-shaped group of trees protect the area's setting on the slope leading down to the River Kenson's floodplain.





*Stone boundary walls are a feature of the area. This wall appears stressed by the proximity of fast growing trees.*



*Part of the stone wall beside The Manse has collapsed and is in need of reconstruction. The adjoining field is in poor condition.*



*Block paving and a flat roofed garage are out of character with a historic environment.*



*Wires and cables intrude upon the streetscene.*

## 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:

- Rural views to the south-west are blighted by electricity pylons and the tall industrial chimneys of Aberthaw cement works/power station;
- Kerbed verges in the centre of the village give a suburban feel to an essentially rural conservation area;
- 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, for example, part of the wall west of The Manse (south side) has collapsed;
- Farm buildings in Llancadle Farm are at risk of serious decay;
- The proportion of modern infill is beginning to dilute the historic character and appearance of the conservation area.

## 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, hedgerows and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- Loss of original architectural detail;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review: possible boundary changes to take account of developments since conservation area designation;
- Threat of increased traffic in the light of the St. Athan development;
- Threat of further expansion and infill;
- Need for information on the implications of living within a conservation area.

## 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 Conservation Area was undertaken.

#### **Recommendation:**

*Two amendments to the boundary of the Llancadle Conservation Area are proposed.*

- (1) the boundary of the conservation area should be redrawn to exclude The Green Dragon, Cuba Cottage and the five modern dwellings;*
- (2) the boundary south of Strady Lodge (also built since designation) does not reflect the full extent of its rear garden and the boundary should be amended to include the whole of the curtilage of Strady Lodge.*

*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 above the valley of the River Kenson. For this reason the boundary has been drawn widely to the west of the church and cottages and includes open spaces that are vital to the area's rural landscape setting.

#### **Recommendation:**

*Development which impacts in a detrimental way upon the immediate setting of the Conservation Area will be resisted. The Council will resist applications for change on the edges of the Conservation Area which would have a detrimental effect on the area's setting.*



## Views

There are many short and long views into, out of and through the Conservation Area which make a positive contribution to its special character. The most important views are identified on the Appraisal Map in the character appraisal.

### **Recommendation:**

*The Council will seek to ensure that all development respects the important views within, into and from the Conservation Area, as identified in the appraisal. The Council will seek to ensure that these views remain protected from inappropriate forms of development.*

## Protection of Important Open Spaces

Open areas and 'greens' between buildings and groups of buildings play an aesthetic part in forming the character of the village, the open farmyard of Llancadle Farm. They can improve access into the surrounding countryside, frame vistas, enable distant views or are simply part of the historic development of the rural place.

### **Recommendation:**

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

## Management of Grass Verges

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

### **Recommendation:**

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

### Protection and Repair of Stone Walls

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

**Recommendation:**

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

### Building Maintenance and Repair

There are a small number of historic buildings in need of routine maintenance and repair, particularly outbuildings at Llancadle Farm.

**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

Some of the unlisted buildings in the Llancadle 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 Llancadle Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.*

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

## Positive Buildings

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

### **Recommendation:**

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

## Conservation Area Guidance

Consultation with the local community suggests that there is a need for additional design guidance and leaflets about conservation areas that build upon existing supplementary planning guidance and advisory leaflets.

### **Recommendation:**

*The Council will consider preparing advisory guidance and 'best practice' notes that would assist in retaining the area's prevalent historic character and appearance and promote awareness of the value and importance of the Conservation Area, e.g. written advice regarding (a) alterations to historic buildings, (b) development within conservation areas, (c) the use of traditional building materials, (d) appropriate boundary treatment in rural villages and (e) care and maintenance of trees and woodland.*

## Buildings and Land in Poor Condition

### **Recommendation:**

*Where sites or buildings are in a poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood, consideration will be given to the serving of a Section 215 Notice, sometimes called an Amenity Notice. This notice requires proper maintenance of the property or land in question, and specifies what steps are required to remedy the problem within a specific time period.*

### Locally Listed County Treasures

Some buildings or structures in the Vale of Glamorgan, although not contained within the statutory list ('listed buildings'), are nevertheless of local interest. Survey work for the character area appraisal has identified two unlisted buildings that merit future inclusion as County Treasures. Draft Supplementary Planning Guidance to the Adopted Unitary Development Plan (1996 – 2011) discusses the implications in policy terms for locally listed buildings on the County Treasures list.

**Recommendation:**

*The Council will, as part of a future review of the list of County Treasures, support the inclusion of Nos. 1 and 2 Kenson Cottages and Llancadle Farm.*

### 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
3. Vale of Glamorgan Council, Conservation Areas in the Rural Vale, 1999
4. Vale of Glamorgan Council, County Treasures, 2007

### Contact Details

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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?



# Llancadle (Llancatal)

