



A Guide to

Living and Working in

Conservation

Areas

What is a

Conservation Area?

'Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

[Planning (Listed Buildings and Conservation Areas) Act 1990].

The emphasis is placed on the quality of an area rather than individual buildings. For example groups of buildings, open spaces, street patterns or trees can all be important factors which give an area its character.

Every Council has a duty to identify areas within their administrative boundaries that have a character worthy of protection and to designate them as '**Conservation Areas**'. The Council is then required by law to formulate policies and proposals for their preservation and enhancement. The Council also reviews conservation areas from time to time in addition to potential candidates for designation.

There are currently 38 conservation areas in the Vale of Glamorgan, identified on the map overleaf. They vary greatly in character, due mainly to the diverse mix of settlements found in the Vale; from small villages like St. Georges Super Ely, to the market town of Cowbridge, to the urban centre of Penarth.



WHAT EFFECT DOES CONSERVATION AREA DESIGNATION HAVE ON WHERE I LIVE OR WORK?

The designation of a conservation area should promote a sense of public pride and interest in the area, and a willingness to preserve the elements that make up its special character. Designation also provides the Council with a better opportunity to manage change in the area. The Council has several mechanisms for control in conservation areas:

- **Control over the demolition of buildings;**
- **Strengthened controls over minor development;**
- and
- **Special provision for the protection of trees.**

Also in some areas of Penarth, an '**Article 4**' direction operates allowing further controls over alterations and extensions to dwellinghouses. Further information about this can be obtained from the Conservation Department.

The objective of these controls is to provide for the preservation and enhancement of the special character of the conservation areas. The intention is not to stifle change, but to provide for the positive management of these unique areas.

WHAT IF I WANT TO MAKE ALTERATIONS TO MY HOME OR BUSINESS?

The designation of a conservation area does not stop you making alterations to your home or business, it simply aims to ensure that the changes you make are in keeping with the character and quality of their surroundings, for the benefit of everyone.

Within a conservation area, the range and size of developments you can undertake without needing planning permission is reduced. Examples of development that may require consent because of the conservation area designation are:

- **Cladding any part of the exterior of your house;**
- **Extending the house with an addition or alteration to the roof;**
- **Installing a satellite dish on the front of the house or on a chimney;**
- **The erection of larger scale house extensions and garden buildings**
- and
- **Displaying illuminated advertisements**

Most alterations that would materially change the appearance of commercial properties/flats will require planning permission irrespective of conservation area designation.

If you intend to completely or substantially demolish a building within a conservation area it may require Conservation Area Consent. To find out if you need planning permission or conservation area consent for any proposed development, you should contact the Development Control section of the Council at the Dock Office, Barry.

If a planning application is required for the development you propose then special considerations will apply to ensure that the character of the conservation area is protected. As outlined in the Vale of Glamorgan Unitary Development Plan, new developments or alterations must preserve or enhance the character of the conservation area. Applications for planning permission within conservation areas must be supported by detailed drawings.

These additional statutory requirements should be seen as a way to ensure that development in conservation areas is of good quality with a high standard of design and that all developments are considered against the same criteria to enhance the area in which you live and work to improve everyone's quality of life.

HOW CAN THE CHARACTER OF THE CONSERVATION AREA BE MAINTAINED?

There are many alterations which you can normally undertake to your property without planning permission. This means that how well the character of the conservation area is maintained often depends on you and the decisions you make when undertaking works to your property.

Generally in dwelling houses (not commercial premises or flats) changing windows and doors, replacing rainwater goods, re-roofing and minor maintenance works such as re-pointing, will not require planning permission (unless you live in the Article 4 area). However, it is very important that when changes are proposed in these areas that special attention is paid to detail and the impact that works will have on the character of the area, which can easily be damaged by the cumulative impacts of minor alterations to buildings.

This is not to say that no change is acceptable in a conservation area, only that it is important that all improvement and renovation work to properties within a conservation area should be carried out in a sympathetic manner.

Think about what you found attractive about your property and the area when you bought it. Try to make sure that the changes you are proposing won't destroy that special quality.

Opposite are some general principles for development and alterations within conservation areas.

Free advice in this respect is available from the Vale of Glamorgan Council Conservation and Design Group.

DOORS AND WINDOWS

- Service and repair of originals is preferred
- Original window patterns must be retained in replacements
- Heavy plastic frames, stick on glazing bars, and fake lead work should all be avoided
- Maintain the original as long as is practically possible

ROOFING

- Natural slate is better quality, lasts longer and looks better than most synthetic slates, and is therefore preferable
- Traditional details, such as rainwater goods and ridge tiles, should be retained.

CHIMNEYS

- Should not be removed
- New chimneys should match existing styles in the conservation area and be appropriate to the dwellinghouse

EXTENSIONS

- The scale, design and siting of extensions must respect the scale, design and context of the main building and its setting
- Finishing materials will usually match existing unless there is a more innovative yet appropriate alternative.

BOUNDARY WALLS, GATES & LANDSCAPING

- Original boundary walls & gates should be maintained as long as practically possible.
- Replacements should be as originals or sympathetic to their environs.
- Original landscape features such as lawn areas or pavours should be maintained if possible or replaced with an appropriate alternative.

MATERIALS

- Traditional materials are favoured, e.g. timber and lime based mortars, where they were used originally
- Materials such as PVC and cement should only be used with caution

SHOP FRONTS & ADVERTISEMENTS

- Should respect and be sympathetic to the form of the building in terms of style and scale
- Traditional materials and simple typefaces are favoured
- Internally illuminated fascia signs will generally be unacceptable

CONSERVATION AREAS IN THE VALE OF GLAMORGAN



Useful

Contacts

Conservation and Design Group

Tel: 01446 704628

Conservation Area Trees

Tel: 01446 704742

Development Control

Tel: 01446 704649

Building Control

Tel: 01446 704640

Directorate of Environmental and Economic Regeneration,

The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry, CF63 4RT.

CADW: Welsh Historic Monuments,

National Assembly for Wales,
Cathays Park,
Cardiff,
CF10 3NQ.
Tel: 02920 500200

Further information is available on

www.valeofglamorgan.gov.uk

