



VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995

DIRECTION MADE UNDER ARTICLE 4(2) OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 RESTRICTING PERMITTED DEVELOPMENT RIGHTS IN RELATION TO PROPERTIES IN THE LLANTWIT MAJOR CONSERVATION AREA

STATEMENT OF REASONS FOR MAKING DIRECTION

Introduction

The above Direction (an "Article 4(2) Direction") has been made restricting the Permitted Development Rights of Greenfield, Llantwit Major and its curtilage within the Llantwit Major Conservation Area.

A Description of the Llantwit Major Conservation Area

The Llantwit Major Conservation Area was designated in 1970 and amended in 1977 and 2010. It comprises the historic core of the town. The buildings in the Conservation Area comprise a mix of commercial and residential properties.

A striking feature of the Llantwit Major Conservation Areas is the survival of a strong historic street pattern enclosed by a diverse range of historic buildings of appropriate form and scale. This is amplified by the prevalence of a simple palette of local materials in the construction of historic buildings. Additionally, stone boundary walls make a positive contribution to the character and appearance of the conservation area.

Although certain aspects of such buildings' character and appearance has been eroded there are numerous examples of original features that have survived.

Grounds on which the Article 4(2) Direction is Needed

The Council is concerned that further erosion of the character of the Conservation Area will prejudice the visual amenities of the Conservation Area, as well the proper planning of the area, through failing to preserve or enhance the Conservation Area.

Comparatively, dwellinghouses have considerable Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 1995. The Council is concerned that the scope that exists to remove, alter and replace

features in an unsympathetic manner, without needing the benefit of express planning permission, could still significantly contribute to further erosion of character of the Conservation Area. To this end, the adopted Llantwit Major Conservation Area Appraisal and Management Plan recommends the making of an Article 4(2) Direction to control details of certain minor works.

The decision has therefore been made to remove Permitted Development Rights for the following works to be carried out within the curtilage of Greenfields (N.B. "Relevant location" means a highway, waterway or open space):

Part 2, Class A: The erection, construction, maintenance, improvement or alteration of a gate, wall fence or other means of enclosure that fronts on to a relevant location.

Many of the buildings within the Conservation Area abut the public realm. However, the good quality stone walls in existence reinforce the character and appearance the Llantwit Major Conservation Area. The Council is keen to ensure that the maintenance, improvement and alteration of such walls are carried out in a sympathetic and sensitive manner, where they front a highway or open space. Where such walls require replacement, or new walls are proposed, the Council wishes to ensure that they are built using appropriate materials and with a high standard of workmanship.

Part 31, Class B: Any building operation consisting of the demolition of the whole or any part of the whole of any gate, fence, wall or other means of enclosure and fronting a relevant location.

As stated above, the good quality stone walls in existence reinforce the character and appearance of the Llantwit Major Conservation Area. The Council is keen to ensure that the part or whole demolition of such walls is controlled, and that this is only permitted where absolutely necessary and justified.

Publicity

A notice of the direction has been served on the owner and occupier identified. This advises that representations can be made to the Council regarding the Article 4(2) Direction. The decision to confirm the direction or otherwise will be publicised in the same way. The Article 4(2) Direction and Statement of Reasons will be made available for viewing on the Council's Website and in the Council's Planning Office (Dock Office, Barry). A summary of all representations received in respect of the Article 4(2) Direction will be made available on the Council's Website and by post on request, as soon as practicable following the close of the consultation period, and shall be removed from the Website not less than three months following the decision of the Council.