

CONSERVATION AREA LLANMAES



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Llanmaes

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Llanmaes 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 16th June 2008 to 25th July 2008, this document was submitted on 25th 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 Llanmaes Conservation Area was designated in December 1978 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 be 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 Llanmaes Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly, in Planning Policy Wales, 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 Llanmaes Conservation Area can be assessed.

The document is divided into two parts, Part 1 (Conservation Area Appraisal) and Part 2 (Conservation Area Management Plan).

The Conservation Area Appraisal records and analyses the various features that give the Llanmaes 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 Llanmaes 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 Llanmaes 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 30 January 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 listed below:

- Blocked gullies leading to flooding;
- Poor condition of the road, particularly in front of the Blacksmith's Arms;
- Speed of traffic passing through the area.

Following a consultation period of six weeks from 16th June 2008 to 25th July 2008, which included a surgery held at the Old School on 25th June 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.



Farm buildings are a feature of the village.



The village green has a sunny aspect but its appearance is marred by overhead wires



Stone walls and hedges typically bound front gardens.



Local lias limestone is the prevalent building material, especially of farm buildings.

Summary of Special Interest

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

- Small village in a rural setting of open fields;
- Historic settlement pattern of mansion, church, cottages and farm buildings arranged informally around intersecting curved and kinked narrow lanes of varying width;
- Two distinct and separate groups of historic development: Gadlys (north) and Llanmaes (south), now conjoined by modern residential development;
- Llanmaes House, a grade II* listed building and one of the best architectural and highly finished houses in the Vale;
- Outstanding ensemble of Llanmaes House, St. Cattwg's Church and vernacular cottages;
- The architectural and historic interest of the area's historic buildings and structures, 10 of which are listed and a further 7 which are County Treasures:
- Remains of Malefant Castle and, just outside the conservation area, Bedford Castle, a collapsed 15th century structure in a field to the south, now a scheduled monument.
- The village green and smaller green around the village pump;
- Lanes bounded by stone walls and grass verges;
- View of Llanmaes from the southern approach road;
- Rural views to the surrounding countryside through breaks in the buildings and from the public footpaths;
- Located on a network of local footpaths and the Valeways Millennium Heritage Trail;
- Mature trees which contribute to the rural atmosphere of the village;
- Small historic items which add to the area's interest e.g. old pump, anvil, stone gate piers, iron gates;
- The stream that flows through the village green;
- Bio-diversity and wildlife.

Location and Setting

Location and Context

Llanmaes is a small village located to the north-east of Llantwit Major, about 30 kilometres south-west of Cardiff. The village has a rural setting in the coastal plain of the Vale of Glamorgan. The village lies on a country road about 1 kilometre off the B4265, a late 20th century by-pass of Llantwit Major, and the village therefore does not suffer from high levels of through traffic. Topography around Llanmaes is level, with few major groups of trees. Public footpaths connect the village to neighbouring hamlets.

General Character and Plan Form

The older parts of the Llanmaes Conservation Area are grouped into two distinct areas, around the church in the south and around Gadlys in the north. Late 20th century houses now fill the space between these two groups, thereby joining the two areas.

There is a close relationship between buildings and surrounding countryside, with open fields providing a foil to the built environment. The village is visible in its landscape setting from the by-pass. Intervening fields to the north of the by-pass form an important element of separation from modern housing estates located on the edge of Llantwit Major.

The village lies beside a triangle of roads with the church at the southern apex. The spine of the conservation area is the narrow lane leading from the old village pump past the Blacksmith's Arms to the church and beyond i.e. the old lane connecting the tiny farming hamlet of Gadlys with the heart of historic Llanmaes. This curving lane, with a dog-leg around the church, is enclosed by walls and frontages, providing a pleasing sequence of views. The church and adjacent Llanmaes house form the architectural centrepiece of the village and their setting is enclosed by groups of cottages laid out informally to north and north-west.

The northern part of the conservation area has a more spacious atmosphere than the haphazard and relatively dense developments to the south. Here lie the village green, dispersed houses with large gardens and a small open space around the site of the village pump. The open rural atmosphere of this area is further enhanced by open fields which directly abut the west side of the thoroughfare.



The southern approach to the village is via a narrow country lane.



At the edges of the village, development is more dispersed.



The stream running through the village green.

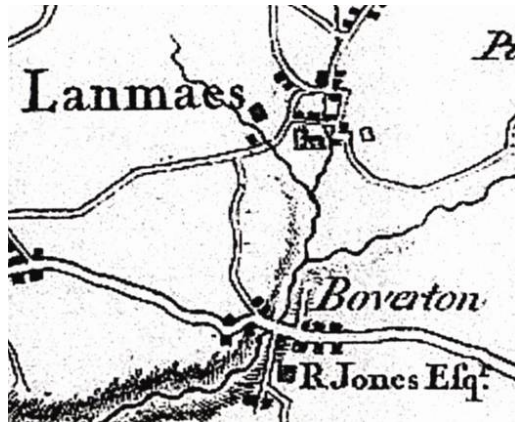


The village lies on the Valeways Millennium Heritage Trail.

Leading west from the church is a narrow lane whose historic origin is attested by its varying width and alignment. Historic properties on its south side compete for attention with modern houses on the north side.

Historic Development and Archaeology

Like many Glamorgan settlements, the origins of the settlement of Llanmaes go back to the arrival of the Normans. However, although the Church of St. Cattwg is first mentioned in a document of 1254 and has a large 12th century stone tub font it may have had a much earlier Celtic foundation. The stone cross in the churchyard is probably 15th century, much restored.



Extract from Yates' Map of Glamorgan 1799

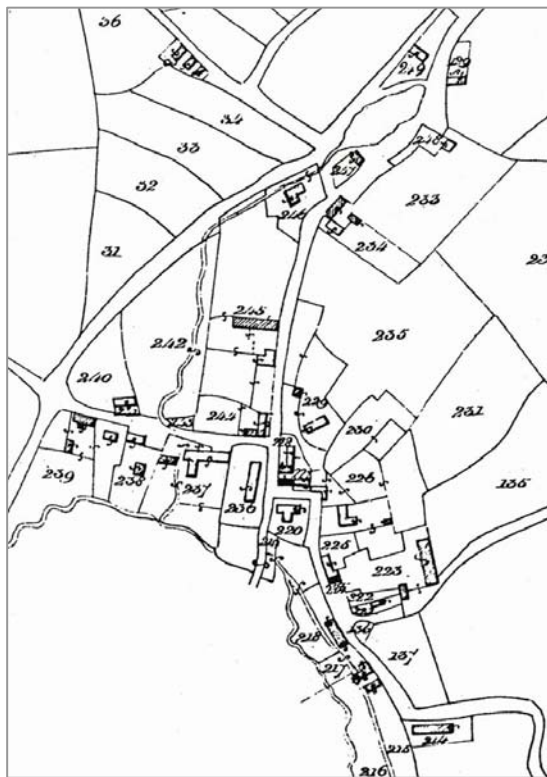
There are two medieval 'castles' in the vicinity: Bedford Castle and Malifant Castle. Despite its name, Bedford Castle, a scheduled monument, was probably not a medieval fortification. The small mound in the centre of the small embanked enclosure is possibly a collapsed dovecote, possibly of late 15th century date, when Jasper Tudor, Earl of Bedford held Llanmaes.

Malifant Castle, of which very little remains, is thought to have been a 14th century defensible hall or tower. Farm buildings to the east are suggested to have preserved something of the layout of a medieval court.

Excavations prior to the construction of modern houses close to Gadlys Farmhouse revealed traces of a medieval structure with pottery of the 12th to the 14th centuries. The remains of three post-medieval properties which had been occupied from the mid 17th century to the mid 18th century were also found. Their demise might be explained by the following entry from Samuel Lewis' 'Topographical History of Wales, 1849': "Owing to emigration and the removal of many families to the manufacturing districts northward, where better wages are obtained, a considerable decrease has taken place in the population since the census of 1831."

Llanmaes House, the most impressive house in the village and one of the most distinguished in the Vale, was built in its present form for the Rev. Iltyd Nicholl, Rector from 1699 to 1733 although there is much evidence that it is modelled around a much earlier, probably 17th century, building. The Nicholl family were the long time rectors of Llanmaes.

Other 17th century houses in the village include Plaisted House, Plaisted Cottage and the barn at Great House Farm. The settlement appears as 'Lanmaes' on Yates Map of Glamorgan of 1799.



Extract from mid 19th century Tithe Map

In the 19th century, in addition to place of worship, farmsteads, smithy, cottages and school, there were two public houses, namely the Blacksmith's Arms, still open today, and the Brown Lion, now a dwelling south-east of the church. It was formerly used as a court of the lord of the manor and as a meeting house for the early Methodist congregations in the Vale. John Wesley's diary of 21st August 1746 notes that he preached "on Thursday at Llanmaes ... to a people of simple, loving, childlike spirit."

The village remained unaltered in size and form until the infilling of the open space between the southern settlement around the church and the northern settlement around Gadlys in the 1970s.

Spatial Analysis



Wooden bollards prevent vehicles eroding the grass verge beside the church.



Dwellings, former agricultural buildings and stone walls combine to define the street scene.



Historic buildings overlooking the green



An old pump stands in a small triangle of land in the north of the conservation area.

The conservation area is primarily residential. Former agricultural activities such as the smithy have ceased within the area although there are some remaining working farm buildings. A former pub, The Brown Lion, and post office have closed but the Blacksmith's Arms PH remains. The 19th century school now serves as the village hall and several former farm buildings have been converted to residential use. St. Cattwg's Church is an active place of worship.

Narrow lanes which restrict views, and modern infill comprised of detached houses set back from the road with gardens behind, have changed the formerly spacious nature of the village. The uniform layout, density and spacing of the modern dwellings contrast markedly with the informal orientation, plot width and size of the historic developments. Two storeys is the norm, the exception being Llanmaes House, a prestigious building overlooking the churchyard.

Two open spaces, north and south, add to the special interest of the area. In the north, the village green is a pleasant grassed open area crossed by a stream which is a breathing space in the village, albeit almost adjacent to open fields. Slightly to the north there is a smaller green in which is located an old village pump. These public spaces combined with walled large private gardens and the pub car park provide a spacious character to this, northern, part of the settlement.

In the south, the churchyard of St. Cattwg's Church is the principal open space within an otherwise tightly knit area of historic buildings intermingled with modern infill dwellings.

The conservation area includes ten listed buildings included on the County Treasures list together with a further seven which are locally listed. These are described and illustrated below. Part of the special interest of the village lies in the wide range of building types and periods represented. Parish church, small mansion, dovecote, cottages, barns and farm buildings, public houses, smithy and Victorian school contribute to a diverse and varied conservation area.

The most prevalent historic building material is local lias limestone. Many buildings, including Llanmaes House are rendered, some are colour washed. Welsh slate roofs are the norm.

The conservation area is generally neat and well cared for. The buildings appear to be well maintained and in good condition.

Character Analysis

Buildings in the Conservation Area

The conservation area is notable for its low lying one and two storey cottages and vernacular farm buildings. Buildings in the conservation area are constructed in the local lias limestone stone; some have been painted or rendered. Slate roofs are common.

Listed Buildings

Llanmaes House – Grade II*

The house probably originated in the 16th century but was built in its present form for the Rev, Illtyd Nicholl, rector from 1699 to 1733. It has a handsome and unusual symmetrical façade of three storeys and three bays under three unequal gables. The exterior is an unusual frontage in white-washed rough-cast over local rubblestone, with Welsh slate roofs. It is highly graded as one of the best architectural and highly finished houses in the Vale.

Walls, Gate Piers and Gates to Llanmaes House – Grade II*

Probably early 18th century in origin but with several later alterations and repairs. Built of local limestone rubble with ashlar piers and steps.

A pair of square gate piers with base and cornice stands opposite the front door above two steps. They hold wrought iron gates which are not original, and carry very large incised vases. On either side of the gateway lies a wall about two metres in height with a flat stone coping and ramped ends.

Dovecote at Llanmaes House – Grade II

A dovecote that is probably contemporary with the main development period of the house, 1685-1710, but it could be older as it is noticeable that the wall to the formal garden abuts it. Built of local limestone random rubble with a Welsh slate roof, this rectangular structure has a gable roof and may have been a gazebo before it was a dovecote. The west wall has a perching ledge and an arched opening to the columbarium in the gable.



Vernacular farm building constructed of local stone with Welsh slate roof.



Llanmaes House.



Walls, Gate Piers and Gates to Llanmaes House.



Dovecote at Llanmaes House.



Church of St. Cattwg.

Church of St. Cattwg – Grade II*

The church dates from the 13th century with the tower added in 1632. It was much altered in the 19th century. The church is notable for its Norman font, 15th century upper parts of the chancel screen and a medieval wall painting, possibly of St. George.



Railed Tomb to Nicholl Family.

Railed Tomb to Nicholl Family – Grade II

Large incised tomb slab of white limestone inscribed to Francis, daughter of Rev. Robert Nicholl of Dimlands and others. The tomb is probably very close in date to the stated death date of 1839.

The Nicholl family lived in Llanmaes House opposite. The slab is surrounded by a complete rectangle of wrought iron railings. Listed as an early 19th century churchyard monument which retains its full railings and is the burial vault of an influential local family.

Cross in Churchyard – Grade II

A stone Calvary or churchyard cross base, probably 15th century. A modern cross is set in the original socket stone.



Cross in Churchyard.

Plaisted House and Plaisted Cottage – Grade II

An early 17th century two unit direct entry house with a rear wing (now demolished but shown on the 1843 tithe map) and a parlour (now Plaisted Cottage) which was added in the later 17th century.

Possibly the later parlour was built on as a separate dwelling; the property was owned by the Plaisted family in the 18th and 19th cent., and until recently the later parlour was used separately as the dower house.



Plaisted House and Plaisted Cottage



Barn at Great House Farm.

Barn at Great House Farm – Grade II

A 17th century barn, altered probably in the 19th century, built of local white limestone with a steel sheeting roof. The wall to the road has a central elliptical arch to the threshing floor with a plank door, the head would appear to be a 19th century rebuilding with an increased width of door.



Telephone Call Box.

Telephone Call Box – Grade II

K6 type square, red telephone kiosk of cast-iron construction to the standard design of Giles Gilbert Scott. The design was introduced by the GPO in 1936; this example dates from the reign of King George VI. Foundry plate inscribed: "Carron Company, Stirlingshire".

Locally Listed County Treasures

In addition to the above listed buildings, the following have been identified as locally listed County Treasures:

Brown Lion Cottage

Two storey former public house of the 18th century also used as a court house and Methodist meeting house.



Brown Lion Cottage.

Gadlys Farmhouse

A 17th century farmhouse with outbuildings, much altered but internally is said to have dressed stone Tudor archways, large open fireplaces, winding stone stair and beamed ceilings.



Gadlys Farmhouse.



Malifant Castle Walls.



Mill House Cottage.



The Smithy



The Village Hall, formerly the school.

Malifant Castle Walls

Surviving sections of 1.5 metre thick limestone walling indicate a rectangular tower that may have been for defensive purposes.

Mill House Cottage

This two storey stone dwelling lying at right angles to the stream was originally a watermill dating from the 17th century.

The Smithy

Former single storey village smithy beside the green, now used for storage.

Village Hall, Former School

Former 19th century village school built of local stone with slate roof.

West Farmhouse and Barn

Seventeenth century farm and barn on the outskirts of the village.



West Farmhouse and Barn.



Colour washed roughcast render.



Small items such as these gates and stone gate piers enhance the conservation area.



Anvil on the village green close to the former village smithy.



The general condition of the conservation area is good.

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

In addition to the more obvious historic interest that resides in the area's old buildings, there are several small items and features that add to local distinctiveness. Stone boundary walls are a defining feature of the area; those around Llanmaes House are grade II* listed. Similarly gates and gate piers (e.g. Llanmaes House, St. Cattwg's churchyard) are part of the area's history. The red telephone kiosk (grade II), old village pump and anvil on the green also contribute to the area's notable historic character and appearance.

General Condition

The general condition of the area is generally neat and well cared for. Buildings appear to be in good condition and well maintained.

Green Spaces and Bio-Diversity

The area contains many trees in private gardens and some notable specimens around the church. Trees, hedges and other greenery soften the streetscene and add to the area's rural atmosphere. The most notable trees are those along the boundary of the conservation area where the village abuts open countryside and the hedgerow which follow the line of the stream in an east-west direction on the southern boundary.



Inappropriate alterations.



Overhead wires detract from the street scene.



Inappropriate boundary treatments.



Modern infill housing.

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 are unsightly and intrude upon the historic streetscene;
- Fences and means of enclosure that are out of keeping with the historic character and appearance of the area;
- 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;
- Maintenance of the notable historic street pattern;
- The care and management of unkerbed grass verges;
- The protection and repair of stone boundary walls adjoining the highway;
- Appropriate means of enclosure of private gardens;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review.

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 listed 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 Llanmaes Conservation Area was undertaken. The original boundary was drawn widely to protect the landscape setting of the area and this is still important. Houses built since designation are not part of the area's special interest but future alterations within their curtilage may have an impact. There is, therefore, no reason to remove them from the conservation area.

Recommendation:

No amendments to the boundary of the Llanmaes Conservation Area are proposed.

Landscape Setting

The landscape setting of the conservation area is very important. For this reason the boundary has been drawn widely around the historic built environment and includes fields and 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, in particular the village greens and churchyard. 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

The general condition of buildings in the Llanmaes Conservation Area is good.

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 Llanmaes 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 'positive' 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 Llanmaes 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 on line on the Council website at 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
5. www.glamorganwalks.com

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?

Vale of Glamorgan Council

Llanmaes Conservation Area

Townscape Appraisal Map

Not to scale

-  Conservation area boundary
-  Suggested conservation area boundary
-  Listed buildings
-  Positive buildings
-  Public footpath (approx)
-  County Treasure
-  Significant tree or tree group
-  Significant stone walls
-  Significant view
-  Significant public open space

