

CONSERVATION AREA PENDOYLAN



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Pendoylan

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Pendoylan 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 1st September 2008 to 10th October 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 Pendoylan Conservation Area was designated in October 1970 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 Pendoylan 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 Pendoylan 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 Pendoylan 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 Pendoylan 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 March and April 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 Pendoylan 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 12th March 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 a draft Appraisal, which has now been made available for inspection and comment by the public on the Council's website. A brief summary of concerns and issues raised through the consultation process is listed below:

- Domination of traffic/parking particularly at Heol St. Cattwg;
- Ongoing maintenance of trees;
- Through traffic was highlighted as a major negative factor;
- Possible inclusion of surrounding landscape.

Following a consultation period of six weeks from 1st September 2008 to 10th October 2008, which included a surgery held at the Sportsman's Rest, Peterston-Super-Ely on 4th September 2008, any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 25 March 2009.

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. The adopted Unitary Development Plan places Monkash 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 Pendoylan it is unlikely that an intensification of development here 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.



The Church of St Cattwg is the focus of the conservation area.



Trees on a bank on the west side of the road contribute to the green aspect of the village.



Pendoylan has won the Best Kept Village Award at County level on 17 occasions.

Text

Summary of Special Interest

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

- Small, compact historic village in rural surroundings to the west of the River Ely;
- Linear grouping of historic buildings including good exemplars of typical Victorian school, 14th century church, 19th century almshouses and public house;
- The architectural and historic interest of some of the area's historic buildings and structures including three listed buildings and five County Treasures;
- Church of St. Cattwg, listed grade II*;
- Heol St. Cattwg, a well designed 1950s former Rural District Council housing estate set around a planned roadside green;
- Small stream running through the area down to Ffynnon Cattwg;
- Mature trees especially yews around the church, deciduous species beside the stream and mature parkland trees that remain in the former grounds of Pendoylan House (demolished);
- Small details that add to local distinctiveness e.g. VR post box, iron churchyard gates, wooden benches;
- Traditional stone boundary walls, notably around the churchyard;
- The village green and the grassy bank on the west side of the main road;
- Historic well stocked churchyard containing four impressive yew trees;
- Views eastward across the Ely valley.

Location and Setting

Location and Context

Pendoylan is a compact village located on a minor road between the M4 (three kilometres to the north) and the A48 (three kilometres to the south). It lies in the Ely Valley and Ridge Slopes Special Landscape Area. Cardiff lies 7 kilometres to the southeast and Cowbridge 5 kilometres to the southwest.

The boundary of the conservation area has been drawn tightly around the built development of the village which comprises both historic and modern (i.e. post 1950) development.

Landscape Setting

The village is situated on an east-facing slope above the River Ely valley. The river itself flows in a north-south direction roughly parallel with the main thoroughfare about a kilometre east of the village. Land east of the main road falls gently down to the River Ely's floodplain and there are good distant views across the valley to a rural landscape.

To the east of the church in an area of woodland beside water authority filter beds is the site of Ffynnon Cattwg (outside the conservation area), a holy well associated with the church.

Approaching from the north, the road through the village, which is generally declining, rises and bends slightly beside the church adding interest to the streetscene. Two large yews, one on either side of the road, create a tunnel-like effect throughout the year.



Heol St. Cattwg slopes down towards the River Ely.



Open space alongside Heol St. Cattwg enabling distant views across the valley of the River Ely.



Pendoylan's elevated position gives views over the surrounding countryside.

General Character and Plan Form

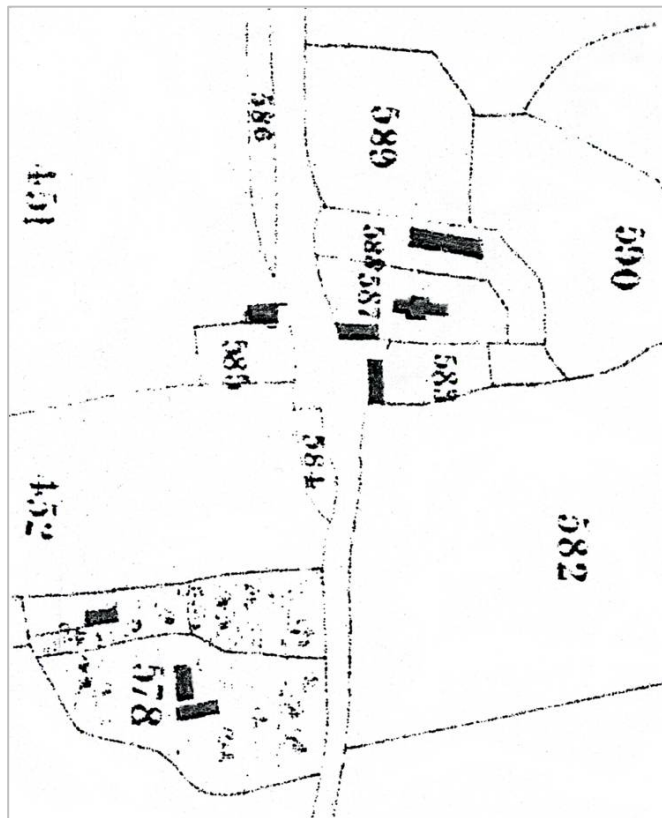
The area has a tranquil atmosphere except at the start and finish of the school day when the road is busy with school traffic. The residential areas are laid out around cul de sac roads making them free of through traffic and therefore relatively quiet. A major environmental concern is increased volume of traffic and speed through the village, which also generates litter thrown from vehicles.

The historic settlement pattern of the pre-1950 village comprised five large buildings located in a linear form on either side of the main road through what was then a tiny hamlet. From north to south these buildings were the school, a row of cottages (at right angles to the road), church, public house and mansion. Only the mansion (Ty Mawr or Pendoylan House) and a small building (today's Pentwyn) stood on the north side of the road. Pendoylan House has now been demolished and the site of the house and its spacious curtilage has been developed with nine detached dwellings arranged around two cul-de-sacs, hence the street name of Heol Ty Mawr.

Historic Development and Archaeology

Pendoylan may derive from the Welsh 'Pendeulan' (meaning 'head of two churches') or, more likely, 'Pendeulwyn' (meaning 'head of two groves').

The rural parish of Pendoylan includes the villages of Pendoylan and the hamlets of Tre-Dodridge, Clawdd Coch and Hensol. Until the 1950s, Pendoylan had a smaller population than Tre-Dodridge. The small size of the hamlet means that the history of the Pendoylan Conservation Area is mainly explained through its buildings.



Pendoylan – extract from Tithe Map c. 1840 (North at top of page)

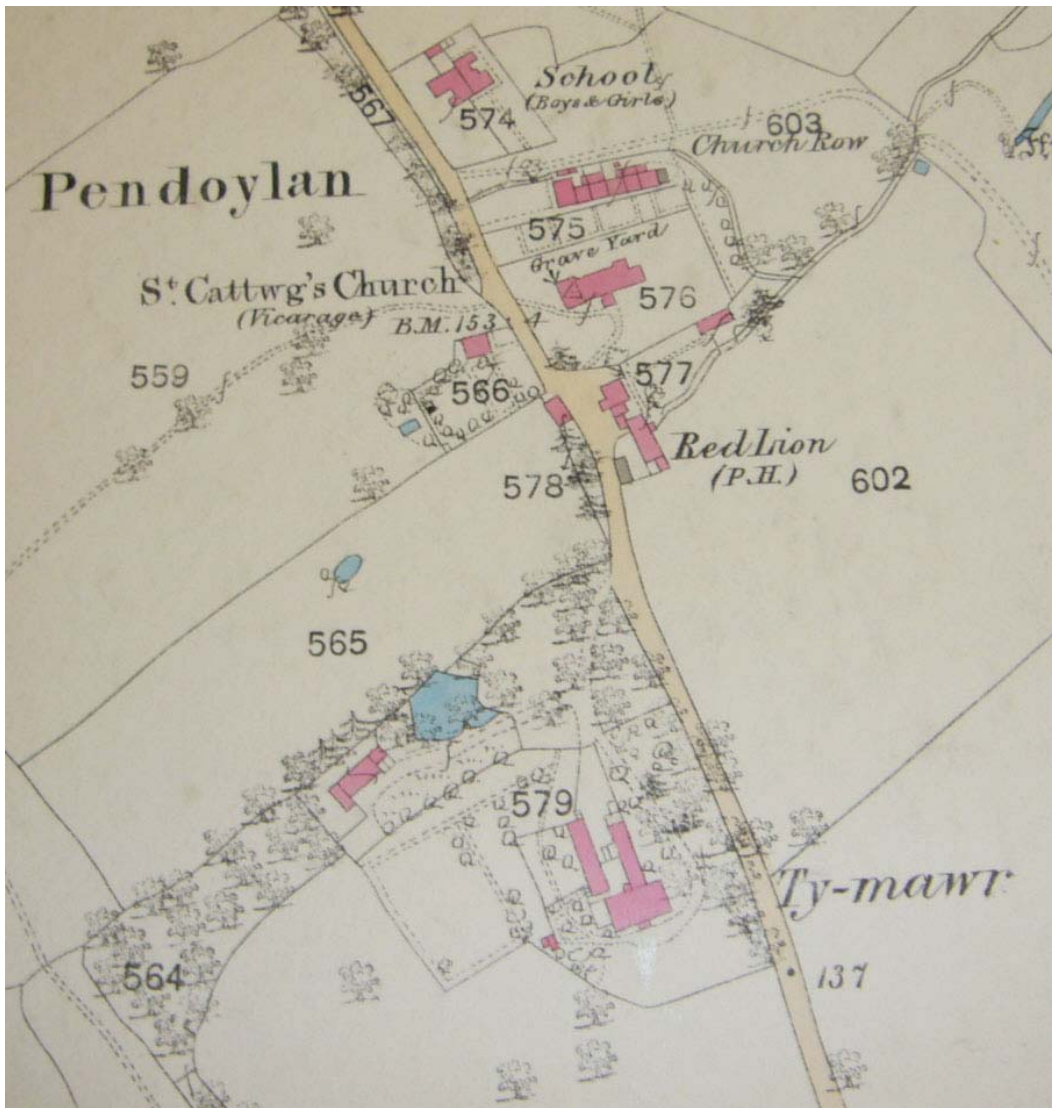
St. Cattwg's Church (in the shape of a cross), Church Row and The Red Lion are shown on the east side (right); Pendoylan House is indicated on the west side (lower left).

The present church, dedicated to St. Cattwg, is thought to stand on the site of a previous church built around 450 AD during St. Cattwg's lifetime. In the 12th and 13th centuries another church seems to have existed at Caerwigau which may have given rise to the 'head of two churches' theory of the origin of the place name.

The main structure of the church dates from the 14th century but it may contain earlier work. The church was substantially rebuilt in 1855, funded by Roland Fothergill of Hensol Castle, who inserted the Hensol vault beneath the chancel arch at this date. Extensive rebuilding was undertaken in 1893 to the interior and tower which was reconstructed.

First Edition Ordnance Survey map c.1880.

Ty-Mawr or Pendoylan House has now been demolished and replaced by houses.



In 1770 donations of £50 from Philip John, a servant at Hensol Castle, and Earl Talbot of Hensol were invested for the needy of the parish. According to the official *Return of Endowed Charities* (1897) the investment was later used to fund the building of six cottages in 1817, today's Church Row. In 1850 the cottage at the west end, which had been used as a vestry, was demolished and replaced by the present building which served as the parish school until 1874 when the present school was built. The cottages were extensively and sensitively renovated in 1995.

The village school (and former school house) was erected by Miss M. Fothergill in memory of her mother, 1873. The date of the Red Lion Inn is unknown but records show that the innkeeper in 1824 was a William Burton. Pendoylan House that formerly stood on the site of today's Heol Ty Mawr was a large house occupied throughout the 18th and 19th centuries by families whose tombstones can be seen in the southeast corner of the churchyard.

At the end of the 19th century, the First Edition Ordnance Survey shows that Pendoylan was a small hamlet comprising only the afore-mentioned church, school, pub, row of cottages and Ty Mawr.

Bethania Chapel was built in 1870 prior to which there was a smaller chapel, erected in 1820, on the site of the present lawn cemetery in front of Clawdd Coch Farmhouse. In 1932 the War Memorial Hall was opened to honour the four parishioners who served in the Great War. Both buildings are outside the conservation area.

The enlargement of the village began with the construction in the 1950s of a Rural District Council housing estate including 19 houses, vicarage and two pensioners' bungalows i.e. the southern end of today's Heol St. Cattwg. Two private developments followed during the last quarter of the 20th century.

Spatial Analysis



The village green was created as part of the 1950s Rural District Council housing development of Heol St. Cattwg.



Evergreen shrubs on bank above a stonewall are relic of the grounds of Pendoylan House.



The historic core of Pendoylan was based south of the road.

South of the main road the historic plan form of four buildings set back from the road remains intact albeit enclosed to the south by late 20th century housing development. There are wide spaces between the buildings and each building sits in a large plot of land used as school playground, cottage front gardens, churchyard and pub car park respectively.

Heol St. Cattwg is an early Rural District Council housing estate set around a picturesque village green. The two storey houses have a pleasing uniformity of design and building materials. Most original steel 'Crittall' windows and doors have been replaced with uPVC but currently No. 6 remains virtually unaltered externally.

The small estate's triangular village roadside green and small front gardens, some of which are not bounded by hedge or fence, make an important contribution to the character and appearance of the conservation area and distinguish Pendoylan from similar villages. The two later residential developments, one on the site of Pendoylan House, the other east of the church have been less generous in their use of public space although there is an open grassy slope with bench south-east of the church that, together with the brook, plays an important role in the semi-rural setting of the church.

The boundary between back gardens and open countryside is abrupt – on one side of the garden hedge or fence is private garden, on the other is an open field. This abrupt boundary adds to the compact enclosed atmosphere of the village.



A stonewall forms the boundary of Church Row's small rear gardens.



The primary school dates from 1874, much extended in recent times.



Church of St. Cattwg.



Pendoylan Cottages, Church Row.

Character Analysis

Activity and Prevailing Uses

There is no shop in Pendoylan and, with the exception of church, pub and school, the conservation area is residential. The village has a strong community life centred on the church, chapel, pub and village hall but both the War Memorial Hall and the Presbyterian Chapel are outside the village and the conservation area.

Building Type and Principal Buildings

Two of the four main historic buildings in the conservation area are listed (St. Cattwg's Church and Church Row). The Red Lion Inn and Heol St. Cattwg, a 1950's former council estate, are locally listed County Treasures. These, as well as the listed red telephone kiosk, are described below.

The most characteristic historic building materials in the conservation area are local limestone and slate – both church and school are prominent stone buildings. In contrast, Church Row is rendered and limewashed and the Red Lion has a smooth cement render, though both are stone-built. Pentwyn has buff and red brick dressings typical of domestic building in the area at the end of the 19th century.

Listed Buildings

Church of St. Cattwg – Grade II*

The main structure of the church dates from the 14th century and it includes works from the 15th and 16th centuries. It was substantially rebuilt in 1855, funded by Roland Fothergill of Hensol Castle. The church is listed for its medieval origins and special historic significance to the parish of Pendoylan.

Pendoylan Cottages, Church Row – Grade II

Church Row is a row of 6 cottages built in 1817 as almshouses. No 1 was rebuilt as a school but is now a dwelling. The cottages were of very basic one-up, one-down construction with a fireplace stair. They are listed for group value with St. Cattwg's Church and for the special interest of their origins as a row of early 19th century almshouses.



Telephone Call Box.



Red Lion



Heol St. Cattwg.



Pendoylan Cottages, Church Row

Telephone call-box at Heol St. Cattwg – Grade II
K6 type square red kiosk of cast-iron construction to the standard design of Giles Gilbert Scott. It has a domed roof with 4 lunettes containing embossed crowns. Listed for prominent location within Pendoylan Conservation Area.

Locally Listed County Treasures

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains listed buildings, Scheduled Ancient Monuments, as well as entries identified as being of 'local importance'. In addition to the above three listed buildings, The Red Lion and Heol St. Cattwg have been identified as Locally Listed County Treasures.

Red Lion Public House

The Red Lion holds a prominent position beside the main road through the village. The building dates from at least the early 19th century but has been altered and extended. The Alehouse Recognizances of 16 September 1824 show the innkeeper as being William Burton

Heol St. Cattwg

A former Rural District Council housing estate comprising 19 dwellings, vicarage and bungalow. The scheme is well detailed and laid out with a distinctive formal green that provides a good setting for the houses and is a focal point within the village.

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 is given in Appendix 1.

Local Details

The conservation area is notable for its roadside stone walls especially that which encloses the churchyard and the stone retaining wall running along the west side of the main road. Small items add to the area's local distinctiveness, e.g. the red telephone box (listed) and the wall-mounted Victorian letterbox and the adjacent iron kissing gate. The area has some benches carefully placed beside open spaces. The raised bed of colourful planting (with Best Kept Village sign) and the Millennium plaque are modern features that add to the special interest of the place.

Green Spaces and Bio-Diversity

The area contains many trees in private gardens and some notable specimens around the church and on the roadside. Trees, hedges and other greenery soften the streetscene and add to the area's rural atmosphere. The most notable trees are the yews in the churchyard and trees to the east of the churchyard which are set on the banks of the small brook which runs to the rear of Church Row then down towards Ffynnon Cattwg (St. Cattwg's Well) and the meadows which lie beyond.

A copse of trees marks the entrance to Butleigh and there are other mature trees of similar age, dispersed within the gardens of the nine houses built on the site of Pendoylan House. These trees are survivors of the grounds of Pendoylan House.

A particular feature of the village is the band of greenery and trees that line the grassy bank on the west side of the main road. This feature can be seen on the late 19th century O.S. map and may be a relic of a landscape scheme associated with Pendoylan House which is illustrated on the map in a wooded setting.

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:

- Some gravestones are potentially unstable and in need of attention;
- Overhead wires are unsightly and intrude upon the historic streetscene, particularly a telegraph pole in the garden of no. 1 Church Row which intrudes upon views of the church;
- Double garage opposite the Red Lion is out of keeping with the area's historic character;
- The 'Church Row' sign is uncompromisingly modern and out of character with the historic buildings to which it is directed;
- From the south door of St. Cattwg's Church the view of storage beside the gable of the Red Lion is unsightly;
- Traffic through the village is a cause for concern.



Some gravestones in St. Cattwg's churchyard are unstable.



Modern double garage that is out of keeping with the conservation area.



An uncompromisingly modern sign is out of character with the historic buildings to which it is directed.



Overhead wires can spoil views within 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 the village green and 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;
- Traffic control;
- Boundary review.

Management Plan

Introduction

The Pendoylan Conservation Area Management Plan sets out proposals and policies which can enhance the character and appearance of the Pendoylan Conservation Area in the light of the issues identified in the above Pendoylan Conservation Area Appraisal.

For further details about the purpose and status of the Management Plan, please see the introduction to this document.

Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Pendoylan Conservation Area was undertaken.

Recommendation:

The boundary in the vicinity of the school which has been much extended during the past 30 years since designation is in need of rationalisation. It is recommended that the boundary be altered to include all of the rear gardens of nos. 50, 52, 54 and 56 Heol St. Cattwg and the grass verge (on which sits a bench) on the northern entry to the village. Likewise it is proposed to include all of the curtilage of Pentwyn and Kingswood.

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.

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 green at Heol St. Cattwg. 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 gravestones in need of attention.

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 Pendoylan 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 Pendoylan 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.

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. TJ Hopkins , The Village and Parish of Pendoylan (1959)
6. www.thelocalchannel.co.uk/Pendoylan

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':

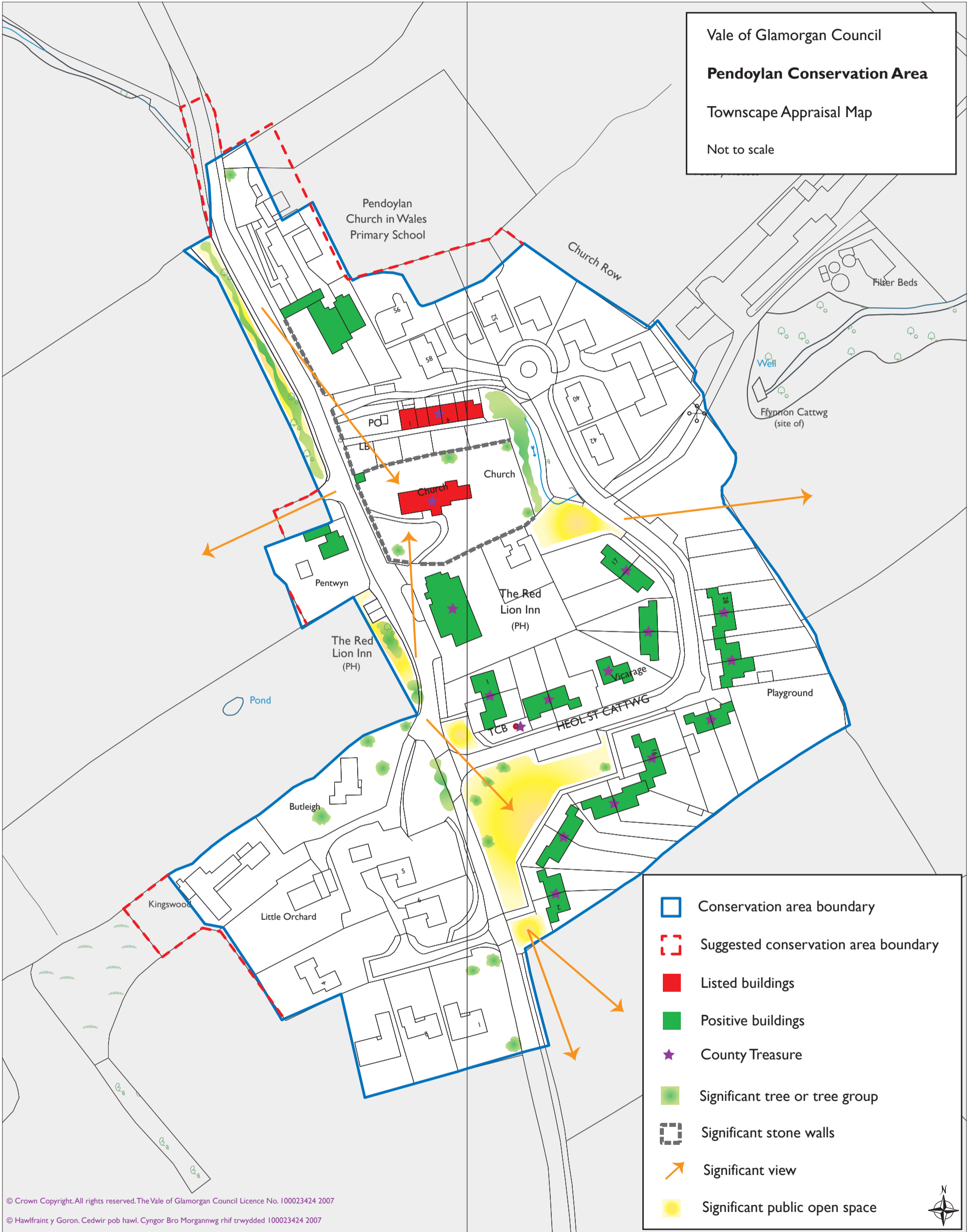
- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically 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

Pendoylan Conservation Area

Townscape Appraisal Map

Not to scale



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