

CONSERVATION AREA LLANGAN



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Llangan

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Llangan 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 Llangan Conservation Area was designated in August 1973 by the former Glamorgan County Council in recognition of the special architectural and historic interest of the village.

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

The Llangan Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly in Planning Policy Wales and Circular 61/96, and local policy including the Council's adopted Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Llangan 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 Llangan 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 Llangan 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 April and May 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 Llangan 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 29 May 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.

Following a consultation period of six weeks from 1st September 2008 to 10th October 2008, which included a surgery held at Cowbridge Community College on 10th 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. 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 Llangan it is unlikely that an intensification of development in the village would be appropriate.

Local Development Plan

The Vale of Glamorgan Council has started work on producing its Local Development Plan (LDP), which will set out how land within the Vale is used between 2011 and 2026. This includes the historic built environment and Conservation Areas. Up-to-date information on the progress of the Council's LDP can be found at www.valeofglamorgan.gov.uk.

Summary of Special Interest

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

- Small Border Vale village in a rural hilltop setting;
- Historic settlement comprising medieval church, rectory, farmsteads and vernacular cottages;
- The architectural and historic interest of the area's pre-1900 buildings and structures, five of which are listed including medieval church and two 16th century houses;
- Typical historic pairing of medieval church and rectory set in a grove of fine sycamore and beech trees;
- Walled churchyard containing two medieval crosses of great rarity: Celtic Cross (c.10th century) and Churchyard Cross (c.15th century);
- Open green wedge of agricultural land between the environs of the Church and the early core of the village around the road junction;
- Mature trees and hedgerows, especially the grove of trees around the churchyard and rectory grounds;
- Extensive views to St. Mary Hill, the Ewenny Valley and southwards to an old lead mining chimney;
- Two significant 'greens': one beside the southern road junction with an open southerly aspect, the other at the entrance to the churchyard;
- Grass verges;
- Prevalence of stone boundary walls;
- Tranquil atmosphere;
- Bio-diversity and wildlife.



Most historic buildings face south with gables end on to the road.



Roadside stone walls and grass verges help to retain a rural character.



Former farm buildings, for example this granary, have been converted to residential use.



The stone wall between Church Farm and the Church.

Location and Setting

Location and Context

Llangan is a small village located about 5 kilometres north-west of Cowbridge and 25 kilometres from Cardiff. The village has a rural setting alongside a minor road between Penllyn and Treoes and the main thoroughfare carries a small volume of local traffic. The conservation area covers only the northernmost, most historic, part of the village; the south-eastern linear extension of the village and the cul-de-sac of Twchwyn Garth date from the second half of the 20th century and are not included.



Llangan is located on rising land that continues to rise until it reaches St. Mary Hill.



Looking southwards the view is marred by pylons. A 19th century lead mine chimney can be seen to the right of centre.



Hedgerows provide rural boundaries along the approach to the village.



Small green beside the entrance to St. Canna's churchyard.

General Character and Plan Form

Historically, the built form of the conservation area was linear and comprised farm buildings and cottages sited on either side of the thoroughfare without a consistent relationship to the road. Generally speaking, the area's older properties face south and therefore have gables end-on to the road – Y Bwthyn and Ty Mawr have their gable walls directly abutting the road whilst other properties e.g. converted farm buildings such as The Byre and The Granary are set back as befits their former agricultural use.

In common with many Glamorgan villages the church is located a short distance away from the main area of development, set apart in a spacious churchyard bounded by a stone wall and sheltered by trees. An open space between two distinct parts of the conservation area, one around St. Canna's Church the other around Church Farm, is one of its defining features. The green fields on either side of the short length of road between Church Farm and St. Canna's Church bring the surrounding countryside right into the village and emphasise the area's rural location.

In the latter part of the 20th century, new dwellings have been inserted into the dispersed historic form of the village, notably the three modern houses in a backland location on the east side of the road together with The Croft and Maesybryn which are detached dwellings in large plots on the west side.

Landscape Setting

Llangan is situated on a high limestone plateau in an area traditionally known as the Border Vale. The area is a tract of transitional country lying between the lower plateau of the Vale of Glamorgan and the high plateau of the uplands to the north. The land falls steeply westward to the Ewenny Valley and some distance to the east lies the broad valley of the River Thaw. Nant Canna, a tributary of the River Ewenny, runs along a shallow valley between Llangan and St. Mary Hill north of the conservation area. The wider landscape, though now predominantly arable, is pockmarked with remains of quarrying and mining activity.

Historic Development and Archaeology

The locality seems to have been populated during the Bronze Age and a Roman burial ground has been found near Llangan school. The Romans may have been attracted by the presence of lead ore, which was mined locally until the end of the 19th century.



*Extract from
George
Yates' Map
of 1799*

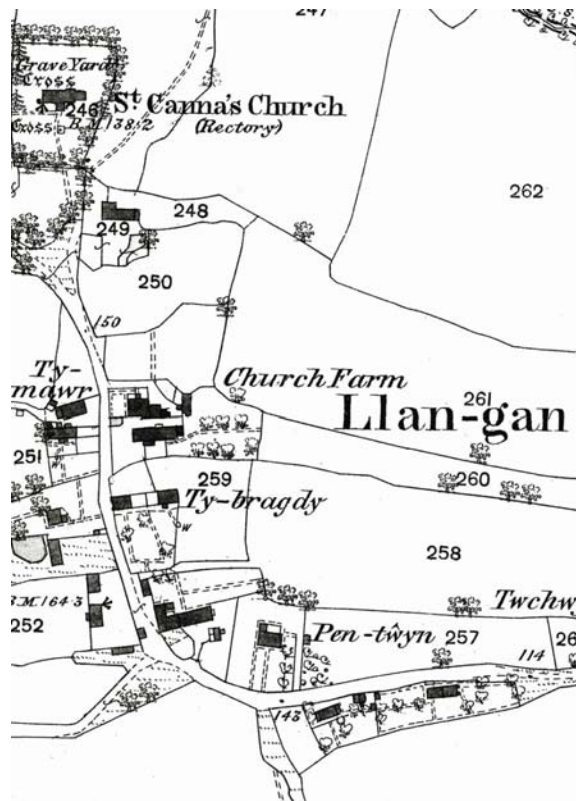
The Church at Llangan is dedicated to Canna, traditionally the mother of St. Crallo, who founded a religious community at Llangrallo (Coychurch), and wife of Sadwrn, the brother of St. Illtyd. Canna, (born c. AD 510) also founded a church at Llanganna and she seems to be further commemorated in the place names of Pontcanna and Canton in Cardiff.

St. Canna's Church is probably 12th century in origin and although it may contain work from the 14th century (rood stair and chancel arch) and 16th Century (porch) it was externally almost completely rebuilt in 1856.

Within St. Canna's churchyard there are two extraordinary stone crosses. The 'Celtic Cross' is a disc-headed cross slab from the late 9th or early 10th century depicting the Crucifixion, now sheltering under a slated canopy. The 'Churchyard Cross' is wholly medieval and appears to be complete, unaltered and not rebuilt. This makes it an exceptional rarity.

The conservation area contains at least two dwellings of 16th century origin, The Old Rectory and Mount Pleasant Farmhouse, both of which have been altered and enlarged. The church at Llangan is associated with the Reverend David Jones, a late 18th century evangelical Methodist preacher who regularly preached to congregations of 4,000 and became known as 'the angel of Llangan'.

Historically, the community's economy has revolved around agriculture and the conservation area contains two old farmsteads, Church Farm and Mount Pleasant Farm. A lead mining site close to Gelliaraul Farm, to the south of the conservation area, was worked intermittently during the 18th and 19th centuries but does not appear to have left any lasting legacy in the village itself. Inquest documents record miners killed by accidents at Tewgoed during the 18th century. The only surviving structure from the Llangan lead mine which was active from 1855-1879 is a tall chimney dating from c.1855 which can be viewed across the fields south of Mount Pleasant Farmhouse.



Ordnance survey
Map c.1880

Until the second half of the 20th century the built form of the settlement comprised church, rectory and two farmsteads with associated farm buildings and cottages. The small hamlet began to grow in size from the 1960s onwards as spaces close to the road were infilled, former farm buildings were converted and extended and a linear eastern extension to the village was added alongside the eastern approach. However the village remains small in size and does not have a shop, public house or community facility other than the Church.

Spatial Analysis



An unusually wide verge beside the southern road junction enhances the village's hilltop location.



The absence of kerbs and pavements contributes to the rural character of the conservation area.



An open field, through which runs a public footpath, is vital to the rural setting of the churchyard.



Haphazard layout and unmetalled side roads are a reminder of the agricultural origins of the village.

Development is dispersed in a haphazard pattern beside the road. The pre-1950 low density of the southern part of the area has been much increased by late 20th century infill but this part of the conservation area still retains a spacious atmosphere as a result of relatively large gardens, the set-back of some buildings, occasional views of the wider landscape and comparatively wide rural roads which experience little traffic.

Although spoiled by electricity pylons, southward views from the road junction south of Mount Pleasant Farm attest the rural setting of the conservation area. Similarly there are expansive views northward from the churchyard and the lane to Treoes.

The northern part of the conservation area containing church and rectory is much less dense than the southern part. It is characterised by the two large buildings at the centre of large plots screened by trees and immediately abutting open countryside. Both northern and southern areas contain a small 'green', the former at the entrance to the churchyard where there is a young tree in a patch of mown grass, the latter is a rough triangle of unkerbed roadside verge that forms a good setting for Mount Pleasant Farm and contributes to the rural atmosphere of the village.

Character Analysis

Activity and Prevailing Uses

Historically, the village originated as a small medieval agricultural community, later linked to mining activity at Gelliaraul to the south of the conservation area. With the exception of the Church and minor farming activity, the conservation area is now predominantly residential. The shift from agricultural to residential uses is exemplified by former farm buildings which have extended and converted to residential uses (i.e. today's The Granary and The Byre) and modern backland infill (i.e. Rookery Nook, Oakfield) which occupies the site of former small fields. The village is on a bus route and is visited by the mobile library.

Buildings in the Conservation Area

Most of the older buildings reflect the village's agricultural origins, having been built as cottages and farm buildings. The most significant of these are listed and described below. From the southern end of the conservation area there is a view across open fields to a lone chimney north of Gelliaraul Farm that is the only surviving structure from the mid 19th century Llangan lead mine (outside the conservation area).

Both The Old Rectory and Mount Pleasant Farmhouse have 16th century origins as dwellings, now altered and enlarged. The original, and typical, close relationship between church and rectory, including a gateway between the two, is retained although the Church was almost completely rebuilt in the 1850s. The Celtic cross and the churchyard cross in the churchyard are items of great rarity.

Local limestone dominates as a building material. Slate roofs set at varying pitches and orientation highlight the informal building groups on either side of the road.



Celtic Cross



Medieval Churchyard Cross



Church of St. Canna.



Telephone Call Box.

Scheduled Monuments

Celtic Cross, Church of St. Canna

The cross, which depicts the Crucifixion, probably dates from the 9th or 10th century. It is approximately 1.3 metres in height and is set in a stone and concrete base within an open shelter just west of St. Canna's Church.

Medieval Churchyard Cross at Church of St. Canna

The limestone cross consists of a polygonal shaft with carved tabernacle head. The crosshead carries carvings of the Crucifixion on the west face and a Pieta on the east face; two figures of saints on the other sides. The cross is also listed grade I for its fine design and the great rarity of its exceptionally complete state.

Listed Buildings

Church of St. Canna – Grade II

The church is probably 12th century in origin and plan but was extensively remodelled in 1856. The only surviving structural feature is the doorway to the roodloft staircase. The church is built of local limestone with probably Bath stone dressings and Welsh slate roof.

Telephone Call-box Opposite Mount Pleasant Farm – 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 grade II and included as a telephone call-box in a heritage location.



Mount Pleasant Farmhouse.



The Old Rectory.



Ty Mawr (South of Church)



Stone walls are a distinctive feature of the conservation area.

Mount Pleasant Farmhouse with Attached Barn – Grade II

This is a late 16th century two cell house which was heightened in c. 1800 to two full storeys. The attached barn appears to be a mixed purpose building with a threshing floor, cowhouse, stable and hayloft over.

The Old Rectory – Grade II

The house appears to originate from the mid 16th century, presumably a rectory from the first. It is listed as a 16th century house which has, remarkably, survived almost intact within a much larger 17th century and later house. The front elevation retains its c.1900 appearance. Little is now visible of the house's ancient origins when viewed externally.

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 monuments, as well as entries identified as being of 'local importance'.

In addition to the above scheduled monuments and listed buildings Ty Mawr (south of Church of St. Canna) is recorded as a County Treasure. It is a direct entry cottage with lateral chimneys, probably the oldest and least modified in the village.

Ty Mawr (South of Church)

Sub Regional cottage direct entry with lateral chimneys. Probably oldest and least modified in village. Note - there are two houses named "Ty Mawr" in 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 rural character of the area is reinforced by grass verges and an absence of pavements. The grass verge opposite The Old Rectory is unusually wide and, like the two 'greens', adds to the spaciousness of the conservation area.



Small features such as this Victorian letter box add to local distinctiveness and should be preserved



The use of red brick suggests that this building was constructed in the 19th century.



The bell-cote of St. Canna's Church. Of the two bells, one is probably medieval, the other is dated 1861.



The church is surrounded by a band of trees

Stone boundary walls are a particular feature of the area – the one on the eastern side of the road between Church Farm and the entrance to the churchyard has an aged quality arising from colourful lichen. West of The Old Rectory is a rectangular garden partly enclosed by a well-constructed stone wall.

The red telephone kiosk, which is grade II listed, and the adjacent VR wall mounted red postbox contribute to the area's local distinctiveness.

General Condition

General building condition within the area is good and several historic buildings have been, or are in the process of, refurbishment. However, there are significant cracks in the stone walling of the Church and in at least one location, trees have caused the boundary stone wall to topple.

Green Spaces and Bio-Diversity

The green wedge between the northern part of the village, containing church and rectory, and the residential southern part is a prime characteristic of the conservation area. The wedge comprises open fields on either side of the road from where there are good northward views towards St. Mary Hill. Trees and boundary hedges add to the green aspect of this wedge.

Trees are a particular feature of the northern part of the conservation area particularly those within, and leading up to, the churchyard and those in the grounds of The Old Rectory. These mature beech and sycamore trees provide a fine setting for the historic buildings and a robust northern edge to the conservation area.

Trees are a feature of private gardens in the southern part of the conservation area but are not as prominent or as plentiful as around the Church. Private residences have well tended accompanying gardens, some of which front the highway, which adds to the rural ambience of the village.



The churchyard wall is in need of repair.



Cracks in the church's masonry are a cause for concern.



This oil tank might be concealed by a screen.



Some gravestones are in need of attention.

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 vertical cracks in the stonework of St. Canna's Church indicate a need for remedial action;
- Some tombstones in the churchyard area in need of repair;
- The green oil tank east of the church would benefit from some form of screening;
- Electricity pylons and power lines spoil southward views;
- The churchyard's boundary wall is in need of attention in places;
- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character.

Summary of Issues

The following issues have been listed with regard to the 'negative factors' listed 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;
- Condition of the Church;
- The care and management of unkerbed grass verges, hedges and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- The retention and enhancement of the wayside brook;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review;
- Monitoring and 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 identified in the preceding Appraisal.

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

Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Llangan Conservation Area was undertaken. It was found that some of the conservation area boundary in the north and south of the area does not follow obvious field boundaries or hedgerows and are therefore not easily identifiable on the ground.

Recommendation:

Two amendments to the boundary of the Llangan Conservation Area are proposed.

- (1) At the south of the area, the boundary should be redrawn to follow the existing hedgerows and fences beside the road and extended grass verge;*
- (2) At the north of the area, the boundary should be redrawn more tightly towards the village settlement thereby omitting a large field.*

The proposed changes are shown on the accompanying appraisal map.

Landscape Setting

The landscape setting of the Conservation Area is very important and is notable for its rural, almost hilltop, location. 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 spaces between buildings and groups of buildings play an aesthetic part in forming the character of the village, in particular the green by the church entrance and beside the southern road junction. 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

Building condition in the conservation area is generally good but there are serious cracks in the masonry walling of St. Canna's Church and these are in need of immediate 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 especially around church and rectory. 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 Llangan Conservation Area have been adversely affected by the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors, removal of render and painting of formerly exposed stonework. Most of these minor alterations are not currently subject of planning control. The incremental loss of original building materials and architectural detail is cumulatively eroding one of the characteristic features of the Conservation Area.

Recommendations:

The Council will encourage restoration of architectural detail/reversal of unsympathetic alterations especially timber windows, chimney stacks and original roof covering.

The Council will consider the future introduction of an 'Article 4' Direction in respect of buildings identified as 'County Treasures' and 'positive' buildings in the Appraisal.

Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Conservation Area. This applies to small extensions and garages as well as larger development schemes.

Recommendations:

Development proposals will be judged for their effect on the area's character and appearance as identified in the Llangan 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. 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. R.Denning, Llangan, 1967

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?

