

CONSERVATION AREA LLANTRITHYD



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Llantrithyd

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Llantrithyd 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 5th May 2008 to 13th June 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 Llantrithyd Conservation Area was designated in March 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 Llantrithyd 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 Llantrithyd 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 Llantrithyd 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 Llantrithyd 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 Llantrithyd 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 19 December 2007 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 raised through the consultation process is below:

- Erosion of hedges and verges through traffic;
- Continuing erosion of Llantrithyd Place;
- Unsympathetic development in the past;
- Concern about negative effect of electricity pylons, plastic windows, garage doors, road signs, large agricultural sheds and greenhouses at New House Farm;
- The area should be extended to a perimeter consisting of Pentre Farm, Caemaen Farm, The Old Mill and Ty Draw Farm;
- Suggestion for inclusion of Llantrithyd Deer Park and its stone boundary walls, pigsty at Tre-Aubrey, and three wells in the woodland to the south of Llantrithyd Place;
- Future impact of large developments in Llantwit Major and St. Athan;
- Some respondents considered litter from through traffic to be a problem.

Following a consultation period of six weeks from 5th May 2008 to 13th June 2008, which included a surgery held at Rhoose Library on 15th May 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 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 Llantrithyd in the countryside and it is not therefore generally recognised in planning policy terms as suitable for additional residential development. 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 Llantrithyd 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 iconic ruins of Llantrithyd Place are the primary focus of the conservation area.



Stone stiles add to local distinctiveness.



Grass verges bounded by old stone walls and hedgerows line the entrances to the conservation area



The wide sloping grass verge at the cross roads by Cross House is a significant area of open space within the area.

Summary of Special Interest

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

- Small historic area, part of a widely dispersed settlement in a rural setting of open fields and woodland;
- Varied topography within the folds of undulating countryside;
- Settlement scattered around a central open field from which lanes radiate to outlying hamlets and farmsteads;
- Three historic settlement clusters:
 - Fine ensemble of historic buildings comprising Church of St. Illtyd, Llantrithyd Place, former rectory and school;
 - Collection of new and old buildings in a low-lying secluded spot beside the Nant Llantrithyd;
 - Cross House, agricultural buildings, farmhouse and 20th century developments beside a cross-roads;
- The architectural and historic interest of some of the area's buildings and structures, three of which are listed (St. Illtyd's Church, Llantrithyd Place, telephone kiosk by church) and other unlisted 'positive buildings';
- Llantrithyd Place, a scheduled monument whose relict Elizabethan garden is also registered grade II* in the CADW Register of Parks and Gardens of Special Historic Interest in Wales.
- Two buildings identified as potential County Treasures: The Old Rectory and Cross House;
- Narrow lanes bounded by grassy banks, stone walls, hedges;
- Unkerbed grass verges, especially the 'green' opposite Cross House;
- Extensive rural views to the surrounding countryside from the fringes of the conservation area especially to Coed Horseland;
- Located on a network of local footpaths;
- Gateways to the village along narrow road bounded by grass verge, high hedges and greenery;
- Single trees, groups of trees and copses which add to the area's sylvan atmosphere, notably the ancient yew in St. Illtyd's churchyard and the well tree'd grounds of Llantrithyd Place;
- Nant Llantrithyd brook;
- Bio-diversity and wildlife.

Location and Setting

Location and Context

The Llantrithyd Conservation Area is located about 5 km east of Cowbridge and 1 km south of the A48 road from Cardiff to Cowbridge. Llantrithyd is connected to nearby villages, hamlets and farmsteads via a complex pattern of narrow country lanes and public footpaths. A north-south road across the Vale from the A48 to the coast runs along a ridge to the east of the settlement from Bonvilston to Aberthaw. The conservation area has a tranquil atmosphere, relatively free of passing traffic.

Llantrithyd Conservation Area covers only a part of the 'village' of Llantrithyd. Llantrithyd as a whole has no compact central grouping of, for example, dwellings, church and farmstead but extends over a wide area which might be said to include Tre-Aubrey and outlying farmsteads such as Caemaen Farm and Pentre Farm. Llantrithyd Conservation Area encloses the core of the area, including Llantrithyd Place, and historic development and landscape immediately surrounding this core.

General Character and Plan Form

Development within the conservation area is laid out beside a network of rural lanes some of which are sunk well below the level of adjacent fields. The settlement takes the form of a central 'hub' from which 'spokes' (roads) radiate in four directions: to the north-west (towards a nearby settlement around Ty Uchaf Farm), to the north-east (towards Bonvilston), to the south-east (a narrow lane leading up to the ridge top road to Llanbethery) and to the south-west (to the small hamlet of Tre Aubrey). The central hub, encircled by narrow lanes, comprises an open field and, to the south of the field, a large garden in which stands a 19th century rectory.

The conservation area contains three pockets of historic development set around the central field. First, to the south, lies the village's main architectural and historic group comprising St. Illtyd's Church, former rectory, former school and the ruins of Llantrithyd Place. This outstanding ensemble of historic buildings stands apart from the village on a gently sloping hillside and has not been despoiled by modern infill.



From the lane to Tre Aubrey there are long views to Coed Horseland. The diagonal line in the field indicates the course of a pipe from wells in the woods to Llantrithyd Place



Looking east over the rooftops of the Old Rectory to farmland beyond.



Viewed from the north by Pentre Farm, the conservation area nestles in the valley



An open field on the road to Greenway is vital to the rural setting of the conservation area



Winter view from the narrow lane up to Caemaen Farm. The tower of St. Illtyd's rises above the trees.



Part of the enclosure of the area's central field. Note the damage to the grass bank done by vehicles



Nant Llantrithyd flows through the area.

At the bottom of the valley stands a disparate collection of buildings beside a road junction and alongside a small rivulet. Only two of the six buildings in the vicinity have historic interest: Brook Cottage and Brook Barn Cottage. The others are 20th century infill that does not make a positive contribution to the character and appearance of the conservation area as a whole.

The third grouping of buildings is located in the north of the conservation area around a meeting of roads and along the northward lane to Ty Uchaf Farm. Cross House overlooks the cross-roads from where the land falls sharply to the valley bottom. To the rear of Cross House, there has been piecemeal linear development beside the lane northward including a pair of inter-war semi-detached council houses (Goscombe Place) and a modern dwelling (Rose Revived). Disused agricultural buildings stand on the opposite corner, on lower land set back from a steep grassy 'green'. Above the crossroads are large modern agricultural outbuildings at Cross Farm that detract from the area's special interest but are concealed from view by trees.

Landscape Setting

Llantrithyd stands within the undulating agricultural land of the Vale of Glamorgan between the Severn Estuary and the uplands of Glamorgan. The Conservation Area has a rural setting.

The village lies in the secluded well tree'd valley of the Nant Llantrithyd. Viewed from the ridge to the east, Llantrithyd can barely be seen within the wooded folds of the landscape.

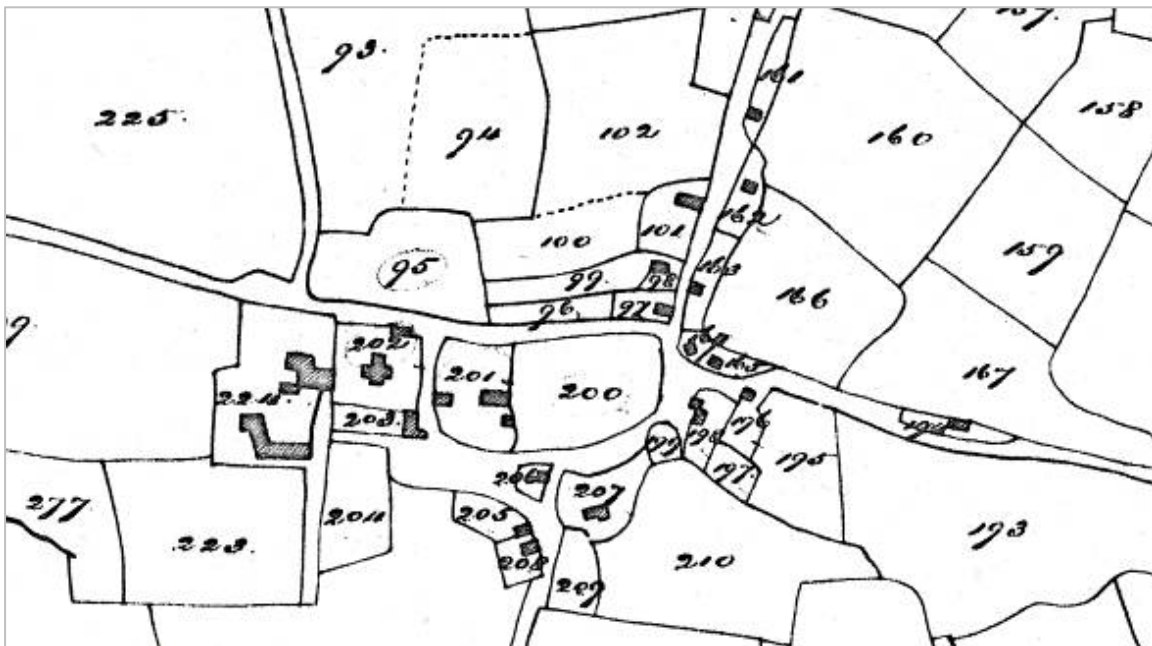
The topography of the conservation area is varied. A minor road running north-east to south-west rises and falls as it passes through the village but has a general decline south-westwards as the land falls to the valley of the River Thaw. There is a more pronounced and steady fall in the land south-eastwards to the Nant Llantrithyd. Changes in level combined with the sinuous course of the lanes contribute to a distinctively secluded atmosphere in which the three settlement groups are separate and discrete, each with a distinctive local identity.

The built development of the area is surrounded by a patchwork of fields bounded by hedges and fences. On either side of the main north-east to south-west thoroughfare the boundary of the conservation area has been drawn widely to enclose open countryside that is important to the rural setting of the area. There are clear and well defined boundaries between development and open fields.

Historic Development and Archaeology

Llantrithyd is noted for the substantial ruins of Llantrithyd Place, the house of a branch of the Basset family of Old Beaupre in the early 16th century. The earliest attested names of the settlement are Llanrith 1254 and Lanridid c. 1262.

Writing in 1674, John Aubrey declared that “John Basset built ye house of Llantrithyd in ye yeare 1546”. John Basset was a lawyer and King’s Attorney in Glamorgan. The property later passed by marriage into the Aubrey family. Sir Thomas Aubrey embellished the house in the 17th century. The Aubreys were a wealthy and influential family, with both Sir Thomas and his son Sir John serving as deputy lieutenants and sheriffs at the start of the 17th century. John Aubrey (died 1697), antiquarian and author of *Brief Lives* spent much time at Llantrithyd.



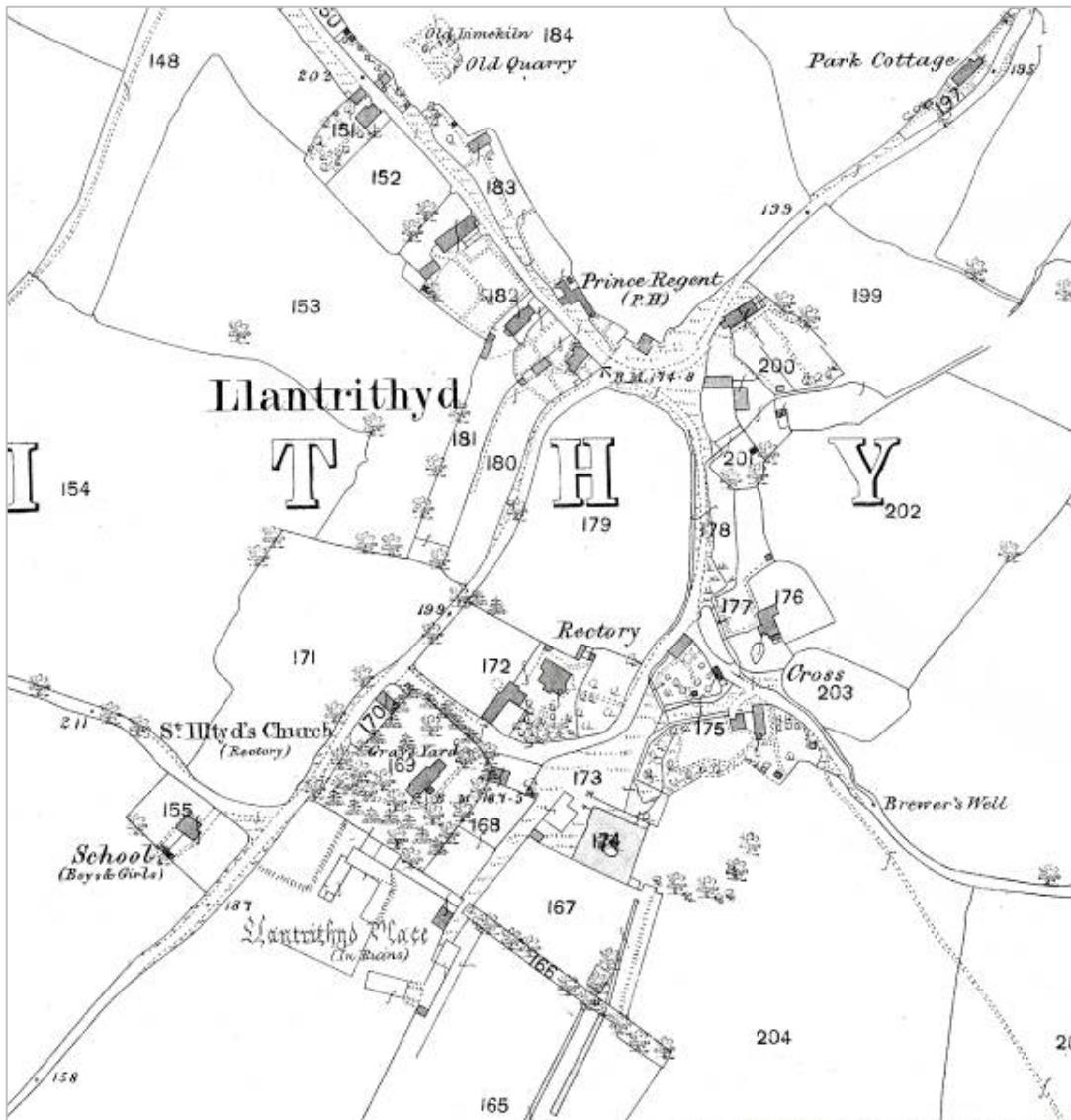
*Tithe map c. 1840
Llantrithyd Place and St.
Illtyd's Church are to the left
of the map.*

The Aubreys continued to live at Llantrithyd until the late 18th century, although they were frequently absent from the late 17th century onwards. At the beginning of the 19th century they moved to an inherited property in Buckinghamshire after which Llantrithyd was finally abandoned and fell into ruin. In about 1832 the roof fell in and the stairs came down between then and 1867 when the house was described in some detail in *Archaeologia Cambrensis*. Two drawings of 1846 show the richly decorated gallery and the courtyard, already in a state of decay.

The scattered settlement pattern of Llantrithyd is in contrast to the general pattern of settlement in the Vale where there is usually a central nucleus of population. In 1841 the parish contained 228 inhabitants. The Census return of 1851 shows Llantrithyd as a complete fairly self-sufficient community with the whole range of rural crafts, two shops, a public house (*The Prince Regent*– see late 19th century map) and a National School attended by up to 55 children.

The Rectory still retains some 16th century fabric despite having been damaged by fire and rebuilt in the mid 19th century. The National School, now Church House, was erected in 1873. In the 20th century, as agriculture became mechanised, the village has largely ceased to be a working village based on agricultural employment, the public house has been demolished and Goscombe Place was built by Cardiff Rural District Council.

First Edition Ordnance Survey map c. 1880



Spatial Analysis

Character of Spaces

Llantrithyd Conservation Area covers a large area but contains few buildings or structures. The area's undulating topography and the presence of numerous roadside trees, hedges and other greenery give the place an air of seclusion and at times there is a strong sense of enclosure, especially in the valley bottom.

The most significant open spaces in the conservation area are the churchyard of St. Illtyd's Church (a vital part of the Church's setting containing tombstones and trees), the private grounds of Llantrithyd Place (an Elizabethan garden, part of a Scheduled Monument), the field north of The Rectory (the open core of the conservation area) and wide grassy roadside verges, especially the sloping grass verges opposite Cross House.

Views within the conservation area are restricted by the area's topography and hedges and trees that obstruct long views. Instead, the area is characterised by a number of unfolding views with glimpses of buildings and rural landscape features.

Good views across the area can be obtained looking westwards from the ridge top road that passes Caemaen Farm, southward from the public footpath near Pentre Farm and northward from the edge of Coed Horseland. Views outward are restricted but there are extensive views from the north and south approach roads, from Greenway and Tre Aubrey respectively. From the road leading north-east to greenway there is a distant view of Castell Moel, a hill-fort and site connected with a deserted medieval village (scheduled monument).



A view across the central open field to the Old Rectory



Even in winter, groups of trees stand out in the landscape around the church.



Grassed bank at the intersection of roads overlooked by Cross House



The churchyard is one of the area's important spaces

Character Analysis

Activity and Prevailing Uses

This is a former agricultural settlement but farming activity today is confined to Cross Farm and arable and pastoral fields to the north-east and south-west of the conservation area. With the exception of Cross Farm and the Church, the area is exclusively residential.

Buildings in the Conservation Area

The conservation area contains examples of several building types: 16th century manor house (ruinous), parish church, 19th century rectory and school house, 19th century agricultural buildings and 20th century dwellings, notably Goscombe Place and Rose Revived.

Scheduled Monuments

Llantrithyd Place, its outbuildings, gardens and wells, form a sixteenth-century complex of great historical interest. They were made by families of high social status within the county and the gardens in particular are of a scale and sophistication that is rare not only in the immediate locality but in Wales as a whole. The relict gardens are formal in character and comprise a number of inter-linked elements. Around and below the house is a series of terraces, at the foot of which are ponds fed by a canalised stream. There are a number of ruined buildings at the foot of the terraces. A raised walk encloses one end of the terraces and continues to a gazebo, built on a high platform, on the opposite side of the valley. Below the ponds is a large walled enclosure through which runs the canalised stream, flanked by a raised walk. Three covered wells that supplied water to the house, via an underground pipe, are situated on the flank of the valley a short distance to the south of the gardens.

The conservation area is immediately adjacent to the 'Medieval House site, Dyffryn' scheduled monument – an oval enclosure defined by a bank and ditch. Excavations have produced evidence dating it to the 12th century. Residual Romano-British materials may indicate re-use of an earlier enclosure.

Historic Parks and Gardens of Wales

Llantrithyd Place is registered grade II* in the CADW / ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales.



Two storey farm building.



Brook Cottage dates from the 19th century or earlier but has been much altered.



Stone gazebo in the grounds of the Old Rectory.



Agricultural building built with local lias stone and slate roof.



Church of St. Illtyd.



Ruins of Llantrithyd Place.



Telephone Kiosk



Cross House overlooks the cross roads in the centre of the village.

Listed Buildings

Church of St. Illtyd (grade II*)

Constructed of random limestone with the roofs of the chancel and nave being clad in natural slate. The Church has 12th century origins. The chancel and nave were rebuilt in the 14th century along with the heavily battered tower. In the 18th century the tower was restored and a gallery inserted at the west end of the nave accessed from the south face of the tower. The churchyard is surrounded by a stone wall. In the churchyard south of the tower is the base of an arcaded Norman cross.

Ruins of Llantrithyd Place (grade II)

Llantrithyd Place is one of the great 16th century mansions in the Vale of Glamorgan. Now in ruins, the mansion is ranged about three sides of a courtyard, open to the south-west.

The ruins show characteristic Tudor details, including mullioned fenestration.

There are extensive remains of enclosures, garden terraces, raised walkways and other garden features.

Telephone Kiosk North of Parish Church (grade II)

A square red kiosk of cast-iron construction to the standard design of Giles Gilbert Scott. This example is a K6 type by Carron Foundry Stirlingshire. It has a domed roof with 4 lunettes containing embossed crowns.

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'.

The listed buildings and Scheduled Ancient Monument noted above have been identified as County Treasures.

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



The Old Rectory, a 19th century rectory



Former School, now Church House.



An uncompromisingly modern dwelling in the conservation area.



Goscombe Place, former rural district council houses.

Amongst the positive buildings, The Old Rectory and Cross House stand out as having special architectural or historic interest and should be considered for inclusion as County Treasures in any future review.

The Old Rectory is a well proportioned stone building showing ecclesiastical influences in style and decoration. Cross House is a 18th century farm house in a prominent cross-roads location.

Local Details

The rural character of the area is re-inforced by grass verges without kerbs or footpaths. Verges around modern development in the valley bottom have white stones or posts to prevent cars mounting the verge.

Stone walls and hedgerows of indigenous species are particular features of the area. The traditional hedgerows, which line the road and separate the fields, are one of the main attributes. The hedgerows also provide natural habitats for wildlife and help to promote biodiversity.

Locally quarried lias limestone was the prevalent building material.

Stone stiles consisting of an upright stone slab within the course of a stone wall are a notable feature of the area that adds to local distinctiveness.

General Condition

The Conservation Area is generally neat and well cared for. With the obvious exception of Llantrithyd Place which is a picturesque ruin in need of stabilisation, the buildings appear to be well maintained and in good condition. Some stone walls are, however, in need of attention.



The former gardens of Llantrithyd Place are becoming overgrown



Disused polythene tunnels are unsightly.



The culverted stream beside the approach from Greenway is in need of repair.



This boundary fence is out of keeping with the typical stone wall or hedge boundary

Green Spaces and Bio-Diversity

The conservation area contains a mix of open fields and wooded secluded spaces and supports many plants, wild animals, and birds, including many protected species. Nant Llantrithyd brook is an attractive feature that adds to the bio-diversity of the conservation area.

Trees within and around the Conservation Area make a vital and positive contribution to its character and appearance. Healthy and mature trees within the Conservation Area are afforded statutory protection and consent is required for any works that are undertaken on them. Within the churchyard is a remarkable yew tree noted in a topographical dictionary of Wales in 1811 but evidently of great antiquity. The presence of mosses on many old trees is a testament to the unpolluted clean atmosphere of the valley bottom.

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:

- Ruinous state of repair of Llantrithyd Place;
- Unkempt state of the historic gardens at Llantrithyd Place;
- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character;
- Some stone boundary walls are in need of repair;
- Erosion of hedges and grass verges by traffic;
- Electricity pylons and power lines spoil some rural views.
- Large agricultural outbuildings, though well concealed, are out of keeping with the historic character of the area;
- Neglected polythene tunnels beside New House Farm are unsightly;
- The steel clad side of the stone animal shelter on the approach from Tre Aubrey spoil the view of Llantrithyd Place;
- The piped and culverted roadside stream on the approach from 'Greenway' has been broken and lies exposed and unsightly;
- Dark stained vertical timber boarded fence at 'Silverbrook' is out of keeping with traditional boundary treatment.



Stone walls have collapsed in places.



The ruins of Llantrithyd Place are in need of stabilisation.

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;
- The care and management of unkerbed grass verges, hedgerows and wooded banks;
- The protection and repair of stone boundary walls adjoining the highway;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review;
- The identification and protection of the historic garden landscape around Llantrithyd Place;
- The stabilisation and protection of Llantrithyd Place;
- The maintenance and enhancement of the open field and its enclosing wall at the centre of the village;
- Enhancement opportunities: the culverted roadside stream, polythene tunnels beside New House Farm, steel-clad side of the stone animal shelter on the approach from Tre Aubrey, timber fence at 'Silverbrook';
- 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 Llantrithyd Conservation Area was undertaken. It was found that some conservation area boundary lines to the north and south of the area do not follow obvious field boundaries or hedgerows and are therefore not easily identifiable on the ground.

Recommendation:

It is recommended that, in order to follow best practice in conservation area boundary definition, the boundary of the conservation area is amended to follow recognisable markers on the ground. The amendments slightly reduce the extent of the conservation area whilst retaining the importance of the area's rural setting.

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 location in the secluded wooded valley of the Nant Llantrithyd. 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 central open space to the north east of The Rectory. 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 historic buildings in need of routine maintenance and repair, particularly the ruinous state of Llantrithyd Place and its untended former gardens.

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 Llantrithyd 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 Llantrithyd 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.

Locally Listed Buildings and County Treasures

Some buildings or structures in the Vale of Glamorgan, although not contained within the statutory list ('listed buildings'), are nevertheless of local interest.

Survey work for the appraisal has identified two unlisted buildings of local importance that merit future inclusion as County Treasures. Draft Supplementary Planning Guidance to the Adopted Unitary Development Plan (1996 – 2011) discusses the implications in policy terms for locally listed buildings on the County Treasures list and lists the criteria for inclusion.

Recommendation:

The Council will, as part of a future review of the list of County Treasures, support the inclusion of The Old Rectory and Cross Farm.

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

For further advice and information please contact the Conservation and Design Team at:

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Appendix 1

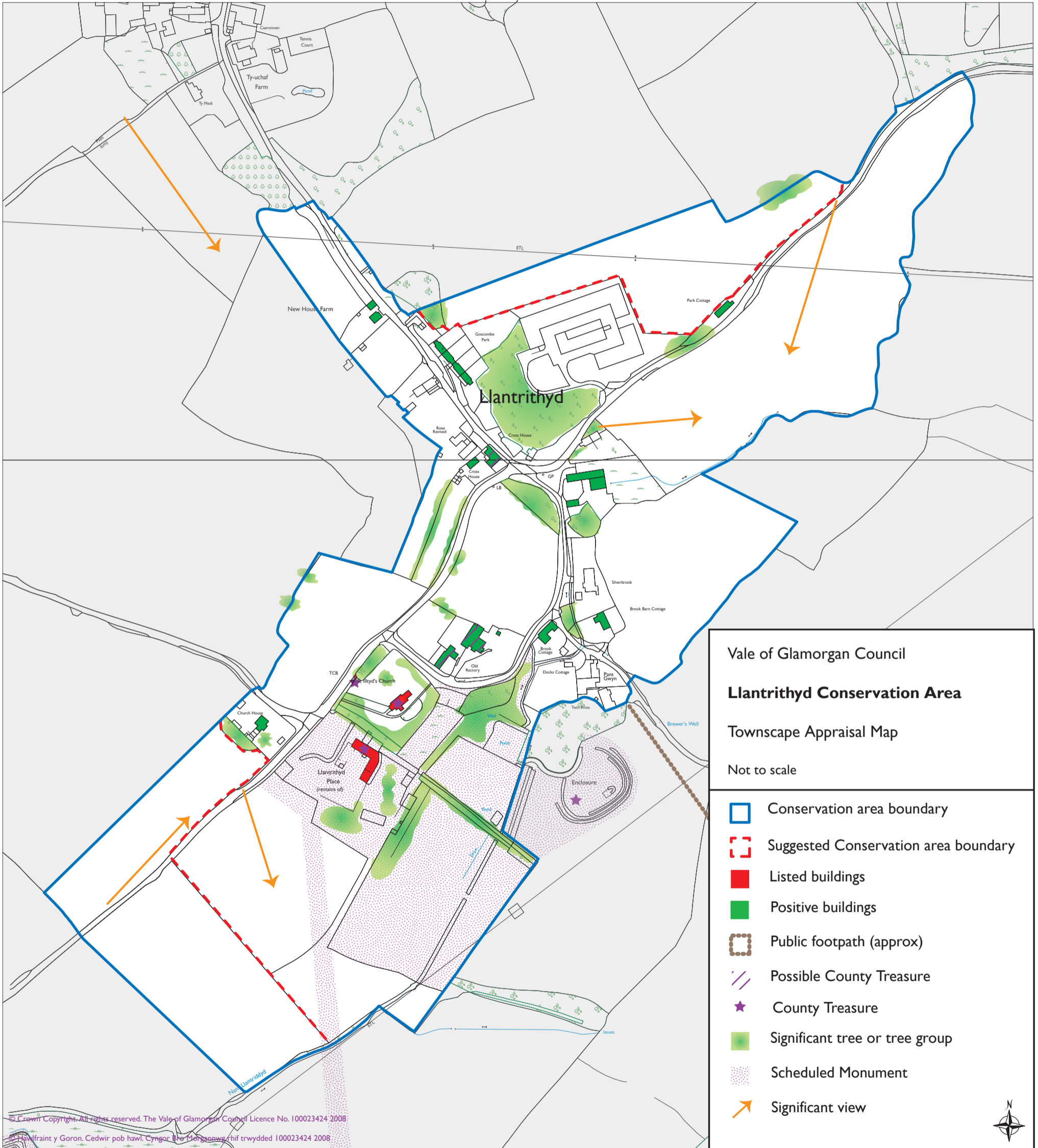
Criteria for the selection of 'positive buildings'.

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
Llantrithyd Conservation Area
 Townscape Appraisal Map
 Not to scale

-  Conservation area boundary
-  Suggested Conservation area boundary
-  Listed buildings
-  Positive buildings
-  Public footpath (approx)
-  Possible County Treasure
-  County Treasure
-  Significant tree or tree group
-  Scheduled Monument
-  Significant view

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