

CONSERVATION AREA LLYSWORNEY



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Llysworney

Conservation Area Appraisal and Management Plan

July 2009

This document is the adopted Llysworney Conservation Area Appraisal and Management Plan, and is a publicly agreed statement on the character and appearance of the Conservation Area and a publicly agreed set of policies and actions intended to preserve and enhance special qualities of the Conservation Area.

Following a period of public consultation from 16th March 2009 to 24th April 2009 this document was submitted on 29th July 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 Unitary Development Plan. The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan

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Introduction

The Llysworney 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.

A Llysworney Conservation Area Appraisal was prepared by the Vale of Glamorgan Council in June 2001, and has been used as a basis for the production of this updated Appraisal and Management Plan. In addition, the Conservation Area has been surveyed and a detailed photographic record made of the spaces and buildings.

The Llysworney 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 Vale of Glamorgan Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a firm basis on which applications for development within, and close to the Llysworney 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 Llysworney 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 Llysworney 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. The survey work for this appraisal was undertaken during December 2008. To be concise and readable, the appraisal does not record all features of interest. The reader should not assume that the omission of any building, feature or space from this appraisal means that it is not significant; if in doubt, please contact the Vale of Glamorgan Council - contact details can be found at the end of this document.

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 Llysworney 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 4 November 2008 to outline the objectives of the review and to outline the main issues that are affecting the Conservation Area. Following this meeting a leaflet summarising the purpose of the Conservation Area Appraisal and Management Plan was prepared and a short questionnaire was distributed to all properties. The consultation period lasted 3 weeks. The results of the questionnaire were considered in the preparation of this draft Appraisal. A summary of issues and concerns raised through the consultation process is listed below:

- Inappropriate development and alterations to some buildings;
- Importance of historic buildings;
- Volume and speed of traffic travelling through the village;
- Damage to hedges and erosion of verges by large vehicles.

Following a consultation period of six weeks from 16 March 2009 to 24 April 2009, which included a surgery held at Bonvilston Reading Rooms on 1 April 2009 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 ***.

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

It should be noted that the designation of a Conservation Area is not intended to prevent change. It is, however, important that new development in or adjacent to the Conservation Area either preserves or enhances the quality of the area. For this reason, strict controls exist over applications for new development.

Local Development Plan

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

Summary of Special Interest

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

- Small residential village in a rural setting.
- Location on north-west facing slope provides views over the valley of the Stembridge Brook;
- Village is centred on the attractive pond, small village green, and St. Tydfil's Church, dating to the late 12th century;
- Moat Farm sits on a medieval moated site;
- A network of narrow lanes connects the main road to the village core;
- Mainly detached historic houses and cottages, some of them former farms;
- All of the old barns and outbuildings associated with the farms have been converted into residential uses, although Moat Farm is still in agricultural use;
- The listed buildings are very varied and include St Tydfil's Church, the former Church School of 1858, a former Ebenezer Particular Baptist Chapel, and Llysworney House, a substantial mid-16th century residence;
- Also listed the sheep washery, and a cast iron milestone outside the Carne Arms Inn;
- A number of unlisted farmhouses and cottages which date to the 17th century or possibly earlier;
- Use of the local lias limestone, often faced with painted lime render and occasionally dressed with red brick;
- Roofs to the historic buildings are generally covered in natural slate.



St. Tydfil's Church and the village pond.



The former village school.



View over the village centre.



Moat Farm is still a working farm.

Location and Setting

Location and Context

Llysworney is a small village located to the south of the A48, an old Roman road and the principal route between Cardiff and Cowbridge, which, with Llanblethian, lies about three kilometres to the east. The B 4268, which connects Llantwit Major to the A48 and then ultimately to Pencoed, passes through the top (eastern) part of the village, which sits on the side of a north and west-facing slope above the valley of the Stembridge Brook.

Between the main road and the village centre is a network of narrow lanes which lead in a north westerly direction down the hill. Much new housing has been added, interspersed between the historic buildings. Because of its location on a busy traffic route, and despite a 30 mph speed limit, the top part of the village is somewhat blighted by fast moving traffic. Vehicular movement to the south is also constrained by the narrowness of the road as it leads up the hill towards Llantwit Major, which in places only allows a single vehicle to pass. Farming land with open fields and low hedges, with clumps of woodland, are typical of the surrounding landscape.

General Character and Plan Form

Historically, Llysworney was located on a confluence of roads centred on a spring. The three narrow lanes – Tyle Mali, Heol-y-Cawl and Church Street, which connect the main road to the rest of the village are one of the defining features of the Conservation Area. In the centre are an attractive village green, the former animal pound, and a pond which is fed by a natural spring, providing a local source of water which is likely to have encouraged early settlement. This feeds the pond before it disappears into a culvert below the road, reappearing in an attractive stream which passes through the rest of the village and ultimately forms the Stembridge Brook. St. Tydfil's Church lies close to the pond and whilst the earliest written evidence for the building is late 12th century, it is possible that the building is sited on a much earlier, possibly pre-Norman, religious site. Other meandering lanes lead off from the village centre down the hill and into the surrounding countryside. Fields and grassy verges, which in places come into the centre of the village, provide a rural character to the Conservation Area.

There are six listed buildings or structures – the church, the adjoining village school (now a house), the former Ebenezer Particular Baptist Chapel, and Llysworney House, formerly the Great House and the largest and most prestigious house in the village. Additionally, the sheep washery and a milestone outside



View north from Squire Street



View northwards from outside Madison



A rural lane leads north past Moat Farm



View over the village to the hillside setting to the north

The Carne Arms are also listed. Of the five farms in the village, only one of them, Moat Farm, is still a working farm with a group of modern farm buildings to the north of the farmhouse. The barns and other buildings at Moor Farm have all now been converted into houses, whilst other farmhouses are now solely in residential use. Moat Farm, as its name suggests, retains the remains of a substantial medieval moat which almost surrounds the existing farmhouse, suggesting that there may have been a pre-16th century manor house in the village.

A large number of modern houses and bungalows have been added to the village in the last 50 years or so, mostly relatively unobtrusively. The exceptions are Redwood Lodge, a 1960s two storey house which is located in close proximity to the church, and Pond Cottage, one of several similarly aged structures around the village green and pond. However, the modern properties tend to be sited back from the roads or lanes, with fairly generous gardens, continuing the informal layout of the more historic buildings. A number of high stone walls, particularly along the main road, are notable. Trees are concentrated around the church and the village green area.

Landscape Setting

The location of the village on a north west facing slope, overlooking the shallow valley of the Stembridge Brook, provides the settlement with an attractive rural setting which is enhanced by the long views to the north and west. The village is situated below a ridge so it is sheltered from the prevailing winds although the aspect southwards is therefore very limited. From the north, the main road rises up into the village, and then levels out, before rising again towards the narrow lane which leads towards Llantwit Major. The large fields around the village are mainly used for grazing sheep and cattle, with low hedges of hawthorn and hazel dividing them.

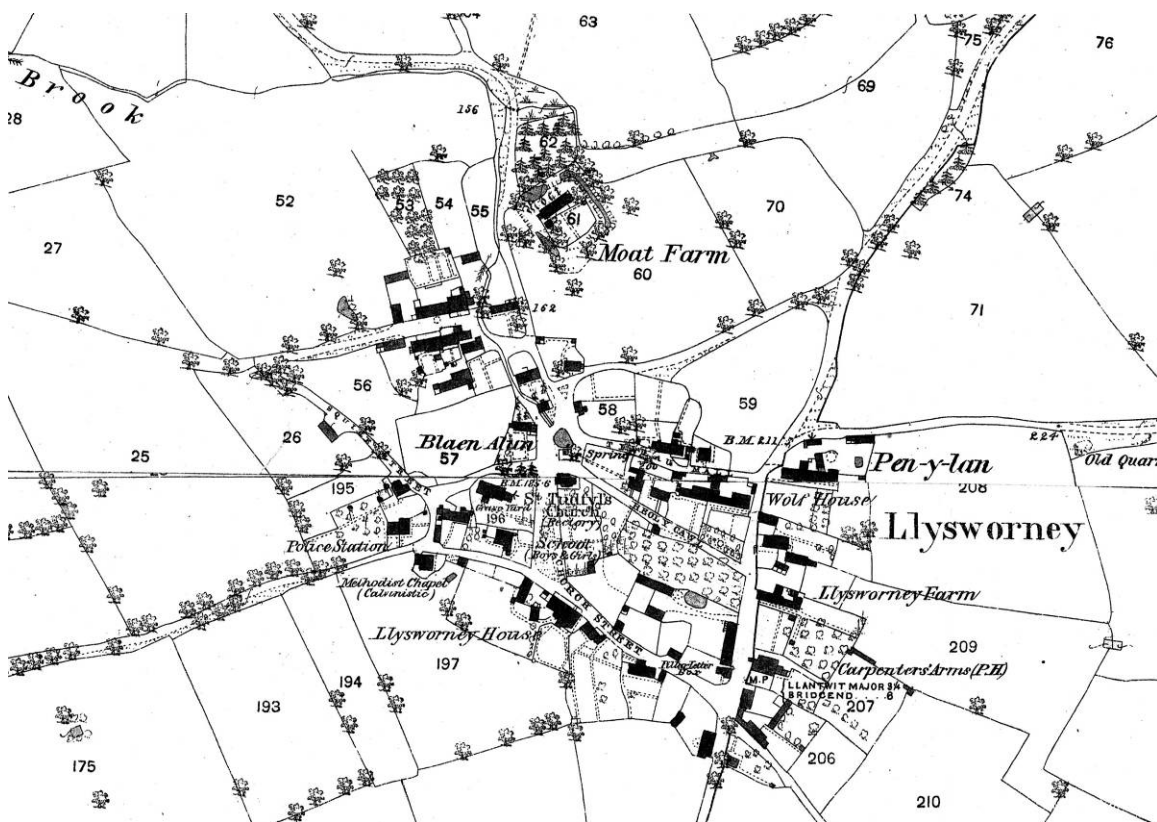
Historic Development and Archaeology

The survival of tumuli close to the present-day village indicates that settlers have lived in the vicinity of Llysworney since at least the time of the Bronze Age: the circular, and probably sepulchral, mound at Corrwg, for example, can be dated to this era. Further examples include the Bronze Age barrow at Breach Farm. The site is situated half a mile to the east of the village and is notable for the high standard of workmanship demonstrated by the artifacts uncovered during excavation, most particularly a fine pygmy or incense cup. Settlers continued to inhabit the area during the following centuries, with the occupation of the Early Iron Age multivallate homestead founded at Mynydd Bychan lasting into the Roman period. Most significantly, the Romans were to be responsible for the building of a road between Gloucester and Neath, passing to the north of the site of the future village. The route is largely preserved by the modern A48. The site of a Roman villa is noted on the modern map just to the south of Moulton, barely three kilometres away.

During the pre-Norman era, the settlement of Llysworney proper appears to have functioned as the centre of the cantref of Gwrinydd, and the survival of an early Christian monument, perhaps serving once as a lintel, suggests that the foundation of the church may predate the Norman conquest of Glamorgan. The earliest written record of the church, however, does not occur until the late 12th century when it was in the hands of Tewkesbury Abbey. The church is dedicated to the female Celtic saint of St. Tydfil and at that time was considered to be a chapel of Llaniltud Fawr (Llanwit Major). The unusual layout of the church, with the tower placed asymmetrically to the nave, appears to be of this time.

In the early medieval period Llysworney formed part of a grain-producing area belonging to the Lord of Glamorgan and appears to have been included in the holdings of the manor of Llantwit. The dependency of the rural community upon farming and agriculture is confirmed by a survey of 1262, and by the close of the 13th century the moated farmstead on the site of the present Moat Farm had been established. To the south of the farmstead the medieval village emerged as a settlement centred upon the church with a network of small roads converging at the pond, where a natural spring provided water for livestock and village occupants. Today, this pond and former village animal pound are still the natural focus of the village.

After the 13th century, there is no record of Llysworney church until 1535, when it is noted that the vicarage of St. Tydfil was worth £4 7s. 3d per annum. The present Carne Arms Inn is a possibly 17th century building and further sections of masonry of a similar date can be found in Wolfe House, and, as suggested by the style of the north and south belfry windows, in St. Tydfil's church tower. A greater number of dwellings are attributable to the 17th century, including White Gables, Church Cottage and Duffryn Maelog, and the three groups of farm buildings: Pen-y-lan Farm, Moat Farm and Moor Farm.



Extract from OS map of 1877.

The principal importance of farming to the local economy was not to be altered for another two hundred years, and the construction of farmhouses within the centre of the village thus continued into the 19th century. As demonstrated by the Ordnance Survey Map of 1877, Llysworney had by this time gained a number of new institutions: the Ebenezer Particular Baptist Chapel built in 1843 had by now become a Calvinistic Methodist Chapel and a police station had been added to the western end of the village, with a boys' and girls' school established to the south of the church. These additions were followed by the restoration of St. Tydfil's Church in 1894. Records indicate that some work had been carried out to the fabric and fittings a century previously, partially funded by the sale of two church bells, but by 1890 the edifice was found to be 'in a very dilapidated state' with the tower, the windows, and nave and chancel roof all in

urgent need of attention. It was, as the *Church Builder* continued, almost the only foundation in Glamorgan 'which has not received a thorough restoration beyond necessary repairs in the course of the century', and the duly comprehensive programme was carried out in a combination of Early English, Tudor, and Victorian Gothic styles.

More recently, the provision of housing within the village has greatly increased since the aftermath of the Second World War. The expansion has largely been achieved through the development of farm holdings, and land formerly given over to gardens and orchards. As a result, the open-weave nature of the 19th century settlement has been replaced by a denser, more regularly spaced distribution of buildings; the basic outline of the village, however, with views extending to the surrounding countryside, has survived relatively unchanged.

Spatial Analysis

Character of Spaces

The defining spatial feature of the Llysworney Conservation Area is the central village green with its attractive stream, pond and village pound complete with sheep washery. This lies on a north west-facing slope and the land above the green rises southwards with further areas of green space towards Great House. Beyond the pond a village play area provides yet another green public open space. To the east of the pond, a network of three narrow lanes leads up the hill towards the main road, the B 4268, which passes through the top edge of the village. To the west and north of the pond, the layout of the village is defined by three country lanes and the surviving farm buildings of Manor Farm and Moat Farm, before open countryside is reached.

The area around the village pond, overlooked by St. Tydfil's Church, is well cared for.



The village pond has biodiversity as well as amenity value



View northwards towards the centre of the village



A small stream flows through the village

Character Analysis

Activity and Prevailing Uses

Llysworney originated as an agricultural community and this emphasis remained until after the Second World War when the availability of cars meant that residents could travel some distance to their workplace. Moat Farm however is still a working farm with cattle grazing on the adjoining fields, and Pen-y-lan Farm is also in agricultural use. Moor Farm has been subdivided and the former barns converted into houses. Apart from the church and the Carne Arms Inn, the only other non-residential use is a garage located at the junction with Church Street and the main road. There are no shops in the village.



Pen-y-lan Farm



Moor Farm



St. Tydfil's Church

Buildings in the Conservation Area

The Conservation Area's principal historic buildings are St. Tydfil's Church, medieval in origins but heavily restored in the late 19th century; Llysworney House, of 16th century origins but much altered in the 18th century giving it a Georgian appearance; the former school in Church Street, a neo-Gothic building of 1858; the former Ebenezer Particular Baptist Chapel, now a house; and several farmhouses and other more vernacular buildings which are unlisted but which appear to date at least in part to the 17th or even the 16th centuries. These include the Carne Arms Inn, Wolfe House, White Gables, Church Cottage, Duffryn Maelog, Pen-y-lan Farm, Moat Farm and Moor Farm. Sydney House Farm is a good example of a 19th century farm building.

Scheduled Monuments

There are no Scheduled Monuments within or on the edges of the Conservation Area, although the moated site around Moat Farm should be so designated to protect it from harm.

Listed Buildings

There are six listed buildings or structures in the Conservation Area:

St. Tydfil's Church – Grade II

This stone building was recorded first in the late 12th century. It was thoroughly restored in 1894 by which time it was in a very dilapidated condition. The repairs were carried out in a combination of Early English, Tudor, and Victorian Gothic styles.



Great House.

Great House – Grade II

An imposing mid 16th century farmhouse originally with central hall and two outer rooms. refaced in the 18th century and extended to the rear by a two storey wing with sash windows and a panelled front door with original fanlight over. Some of the windows have stone quins and keystones for the lintels. Thick slates cover the roof.



Former Village School.

Former Village School – Grade II

Dating to 1858, this attractive stone-built building is built using neo-Gothic details with gables, steeply pitched gables and roofs, and dripstones over the ground floor windows. Of note is the survival of the original bell cote.

Former Ebenezer Particular Baptist Chapel – Grade II

Whilst this building has been converted into a small house, it retains many features of its original design including its Gothic pointed windows, with arched glazing bars. The roof is covered with natural slate with red clay ridge tiles.



Former Ebenezer Particular Baptist Chapel.

Sheep Washery – Grade II

A mid 19th century sheep washery that contains a sunken basin for washing sheep with water from a pipe in the SE gable end.

Mile Stone – Grade II

A cast iron milestone just outside the Carne Arms Inn, with the following: PENCOED STATION 6; LANTWIT 3 1/4 miles; BRIDGEND 6 MILES



Milestone

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 the Llysworney Conservation Area, there are several locally listed 'County Treasures' as follows:

The Corner House

A C17 house of two units, with the chimney backing onto the entry. Internally there is a dressed stone doorway to the winding stone stair at the side of the large fireplace.

The Carne Arms

A C17, three-unit "chimney backing onto the entry plan", which has been much altered externally. Internally Tudor-arched doorways survive to the doorway by the fireplace and to the winding stone stair. Fine open fireplace with timber bressumer and dressed stone jambs. Most of the main beams of the ceiling remain intact.

Keepers House

A small house of early C18 date with simple roughcast facades, fenestration with traditional casement windows. The building has a lobby entry plan, with a small bake house added at the entry end.



The Corner House



Carne Arms



Keepers House



Duffryn Maelog.

Duffryn Maelog

A C17, single unit, gable entry house with a winding stone stair at the side of the fireplace.



Moat Farm.

Moat Farm

A C17 century farmhouse with a "chimney backing onto the entry plan", with a stone stair at the side of the fireplace. Colour washed, slate roof. One of the older farmhouses in the area, standing within a historically very important moat of a homestead site. A C17 coin hoard in a buckskin gauntlet was discovered in the thatch of this building in the C19.

Wolfe House

Partly C17 house with Georgian additions, which has been modernised. The house is divided into two units, former agricultural unit to the West now converted as part of the main house unit to the East. The main house has a symmetrical façade, moulded architraves, slate roof and porch.



Wolfe House.

White Gables

A C17 house with a lobby entry and numerous later additions. The house has been modernised though still retains a stone stair at the side of the main fireplace.



White Gables.

Suggestions for additions to the list of County Treasures are included in the Management Proposals.



Local details such as these iron railings in the Church yard add to local distinctiveness.



The pond in the centre of the village is an important feature.



Trees and stone walls are important elements in defining the character of the Conservation Area.

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. The criteria for selection is provided in Appendix 1. In the Llysworney Conservation Area the 'positive' buildings include unlisted 19th century houses and cottages, as well as some buildings which were formerly in agricultural use.

Local Details

The use of local materials such as limestone and slate for the buildings is important with many of the buildings built from rough rubble limestone, rendered and painted white. Many of the 20th century houses in the Conservation Area follow this example and are also rendered and painted white which does provide some cohesiveness despite their modern details. Llysworney House features natural slate laid in random diminishing courses.

Roadside walls built from the same grey limestone rubble blocks of varying sizes are a prominent feature of the Conservation Area and help to maintain a historic character to the village centre. The walls can be from one metre to nearly three metres high. Notable walls, mostly along the main road, are shown on the Appraisal map and are constructed from local limestone rubble. Other boundaries are defined by trees or hedging, occasionally neatly clipped, but more usually left untrained.

Pavements are simply covered in black tarmac, with narrow concrete kerbs, which suits the rural character of the village. In many locations there is no pavement due to the narrowness of the lane. There are some significant trees around the church and to the east of the Pond Cottage. At the top of Heol y Cawl, opposite Great House, and next to the village pond, are 'reproduction' Victorian timber and cast iron seats.

Green Spaces and Biodiversity

Llysworney is a small village which lies within rolling countryside. The settlement is surrounded by fields and the low hawthorn and hazel hedges which provide boundaries to these fields also provide a good habitat for wild birds and other wild life. The Stembridge Brook flows through the village and feeds the village pond. The pond is a major feature of the Conservation Area. There are no large areas of woodland in the immediate vicinity of the village.

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:

- Busy traffic along the B 4268 which sometimes ignores the 30 mph speed limit through the village;
- The use of uPVC windows and doors on 'positive' unlisted historic buildings;
- The loss of traditional slate roofing and its replacement with modern materials, such as concrete, on 'positive' unlisted historic buildings;
- Some loss of front gardens to car parking, and generally untidy car parking in some of the narrow lanes;
- Some new development has not enhanced the conservation area, such as the 1960s house (Redwood Lodge), which overlooks St Tydfil's Church;
- Buildings where improvements would be beneficial include Pen-y-lan Farm; the former Texaco garage on the corner of Church Street/B 4268; and the Carne Arms Inn;
- The Sheep Washery is in need of some repairs;
- Negative features include a number of visible satellite dishes; the double garages to the side of Keeper's Cottage; wires on the front of Great House;
- Large rooflights on Church Cottage; and overhead wires and telegraph poles, which are over-dominant in some locations.



These unlisted buildings need to be protected from unsympathetic alterations



Trees and limestone walls are important in 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:

- Conservation Area boundary review required to omit modern development and fields which do not contribute to the special character of the Conservation Area;
- The protection of unlisted 'positive' buildings from demolition;
- The need for additional controls to prevent the loss of traditional features on unlisted 'positive' buildings;
- Future control of applications for new front boundaries, and the overall protection of existing front boundary walls and front gardens;
- Identification of buildings as County Treasures;
- Site specific improvements needed in a number of locations;
- The care and protection of the trees in the Conservation Area;
- The removal of unauthorised satellite dishes;
- The future control of new development;
- Monitoring and review of these documents.

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 Llysworney Conservation Area was undertaken. It was found that in a number of places the boundary includes fields which make no positive contribution to the special character of the conservation area. These are:

- Field beyond Corner House on the south-east side of the village;
- Field behind Great House;
- Fields to north west and north of Moor Farm;
- Field to east of Moat Farm, beyond the moated enclosure.

Minor changes are also proposed around Moat Farm, to exclude the modern farm buildings.

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 omit the fields detailed above, and some minor changes around Moat Farm.

The proposed changes are shown on the accompanying Appraisal Map.

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.

Loss of Architectural Detail and Minor Alterations to Historic Buildings

Many of the unlisted buildings in the Llysworney 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 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.

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.

Locally Listed 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 character area appraisal has identified one unlisted building that merits future inclusion as a County Treasure. 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.

Recommendation:

The Council will, as part of a future review of the list of County Treasures, consider the inclusion of:

- *Moor Farm;*
- *Pen-y-lan Farmhouse.*

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.

Site Specific Improvements

Pen-y-lan Farm

This is an interesting group of farm buildings which has been somewhat spoilt by the use of modern materials such as the uPVC windows. Improvements could include a new natural slate roof, the insertion of traditional timber windows, and the removal of external pipework.

The Former Texaco Garage on the Corner of Church Street/B 4268

This is made up of an assortment of buildings, of limited architectural merit. The long term replacement and upgrading of these buildings would be welcome.

The Carne Arms Inn

Improvements could include reroofing using natural slate; the insertion of more appropriate timber windows; and redecoration.

Recommendation:

The Council will consider approaching individual owners of the above buildings/structures to see if improvements can be encouraged.

The 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 that contributes to the character of the Conservation Area will be opposed.

The Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Llysworney Conservation Area. This applies to completely new buildings as well as the occasional extension.

Recommendation:

Development proposals will be judged for their effect on the area's character and appearance as identified in the Llysworney 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).

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.

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. Vale of Glamorgan Council, Llysworney Conservation Area Appraisal, 2001

Contact Details

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Appendix 1

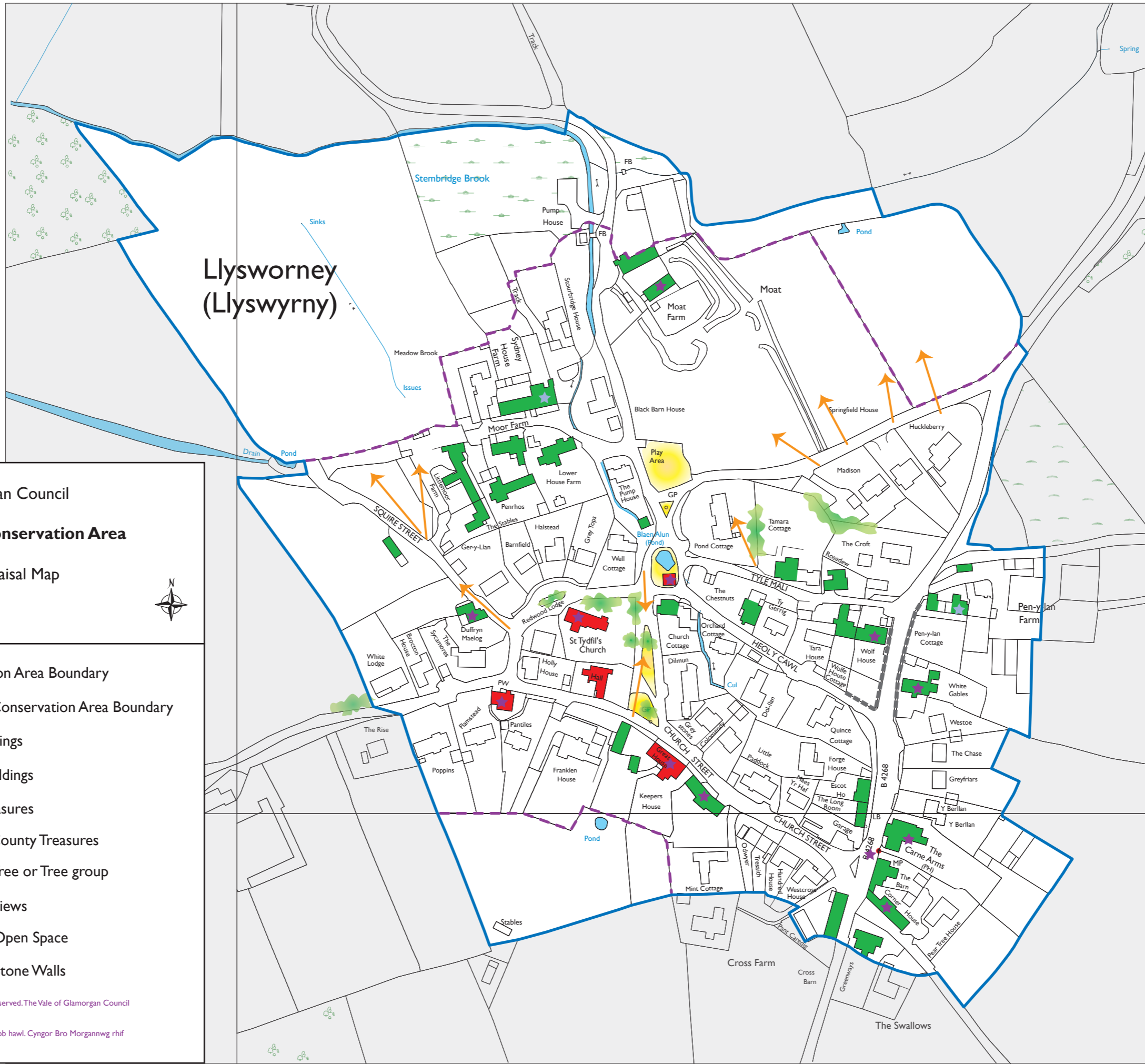
Criteria for the Selection of 'Positive Buildings'.

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

Llysworney Conservation Area

Townscape Appraisal Map

Not to scale



- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- ★ County Treasures
- ★ Proposed County Treasures
- Significant Tree or Tree group
- ↗ Significant Views
- Significant Open Space
- Significant Stone Walls

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