

CONSERVATION AREA PENMARK



APPRAISAL AND MANAGEMENT PLAN

DIRECTORATE OF ENVIRONMENTAL AND
ECONOMIC REGENERATION



Penmark

Conservation Area Appraisal and Management Plan

March 2009

This document is the adopted Penmark 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 8th September 2008 to 17th October 2008, this document was submitted on 25th March 2009 to the Vale of Glamorgan Council's Cabinet with a recommendation that the document is adopted as Supplementary Planning Guidance to the Vale of Glamorgan Adopted Unitary Development Plan (1996 – 2011). The Appraisal/Management Plan will also inform the preparation of the emergent Local Development Plan.

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Introduction

The Penmark 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 Penmark Conservation Area Appraisal and Management Plan builds upon policy set out by the Welsh Assembly, in Planning Policy Wales and Circular 61/96, and local policy including the Council's adopted Supplementary Planning Guidance '*Conservation Areas in the Rural Vale*' (1999). This document provides a further, firm basis on which applications for development within, and close to the Penmark 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 Penmark 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 that can enhance the character and appearance of the Penmark 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 between November 2007 and January 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 Penmark 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 the 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 the local Councillors 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 with the community newsletter. The consultation period lasted 3 weeks.

The results of the questionnaire were considered in the preparation of a draft Appraisal, which has now been made available for inspection and comment by the public on the Council's website. A summary of issues raised through the consultation process is below:

- Concern over potential new development in the Conservation Area.
- The importance of the landscape setting of the Conservation Area.
- The importance of traditional building materials and styles.
- The negative impact of traffic in the Conservation Area.
- The negative impact of the British Airways Maintenance building and electricity pylons on the setting of the Conservation Area.

Following a consultation period of six weeks from 8th September 2008 to 17th October 2008, which included a surgery held at Penmark Village Centre on 17th September 2008, any further comments were considered and amendments, where necessary, made to the document which was then presented to, and approved by, the Vale of Glamorgan Council's Cabinet of 25 March 2009.

Planning Policy Framework

National Advice

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

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

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

Development Plan

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

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

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

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

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

In addition to Conservation Area specific policies, the following UDP policies apply:

- ENV 1 (Development in the Countryside)
- ENV 2 (Agricultural Land)
- ENV 4 (Special Landscape Areas)
- ENV 11 (Protection of Landscape Features)
- ENV 12 (Woodland Management)
- HOUS 3 (Dwellings in the Countryside)
- HOUS 5 (Agricultural or Forestry Dwellings)
- HOUS 7 (Replacement and Extension of Dwellings in the Countryside).

These policies, and in particular ENV1 and HOUS3, restrict new housing development in the countryside to those that are justified in the interests of agriculture and forestry only.

Given the policy background and the character of Penmark it is unlikely that an intensification of development in the village would be appropriate.

Local Development Plan

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



Stone walls and grass verges add to the rural character of the area.



Former farm buildings provide evidence of the area's origins.



The village is based upon historic linear development.



Former Rural District Council Housing at Croft John is an important element.

Summary of Special Interest

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

- Current layout based upon historic linear development with the listed Church at its core;
- Strong collection of historic buildings within the village core;
- The remains of the Norman Penmark Castle, a scheduled ancient monument;
- The architectural and historic interest of the area's historic buildings and structures, six of which are listed buildings:
 - Grade II* listed Church of St. Mary of twelfth century origin but with mainly fifteenth century features.
 - Grade II listed Casberd Family Tomb in churchyard.
 - Grade II listed Churchyard Cross in churchyard.
 - Grade II listed memorial to John and Mary Jenkins in churchyard.
 - Grade II listed memorial to Sarah Elizabeth Jones in churchyard.
 - Grade II listed K6 type telephone call box in centre of village.
- Four identified County Treasures:
 - Holly Cottage
 - The Old Vicarage dating from the nineteenth century.
 - The Village Hall, formerly the village school dating from the nineteenth century.
 - The Cottage, an important building dating from the seventeenth century.
- Further buildings identified as potential County Treasures:
 - Penmark Place.
 - Six Bells Inn
- Prevalence of local lias limestone, under slate roofs;
- Entirely appropriate scale and strong sense of enclosure within the village;
- Groups of important trees;
- Former rural district council housing at Croft John;
- Bio-diversity and wildlife.

Location and Setting

Location and Context

The Penmark Conservation Area encompasses the rural village of Penmark in the Vale of Glamorgan. Penmark is located 5km west of Barry and immediately north of the Cardiff Wales Airport. The Conservation Area has a rural setting surrounded by open countryside and lies within the Nant Llanancarfan Special Landscape Area.



General Character and Plan Form

Development has taken place in a linear form from east to west, along a narrow village street. It has a strong sense of enclosure formed by buildings of different styles and periods, laid out informally, often fronted by stone walls.

Landscape Setting

Penmark is part of the rolling coastal plateau of the Vale of Glamorgan. The village is built on a promontory of land bounded by the heavily wooded valley of the River Weycock. There are several local, deeply incised valleys to the south (at Cwm) and southwest (Kenson Hill). That at Cwm contains a stream, which rises from the southeast, creating steep slopes (below the Old Vicarage), which fall towards Barrenhill and the Weycock Valley.



Open fields provide views over the eastern end of the village.

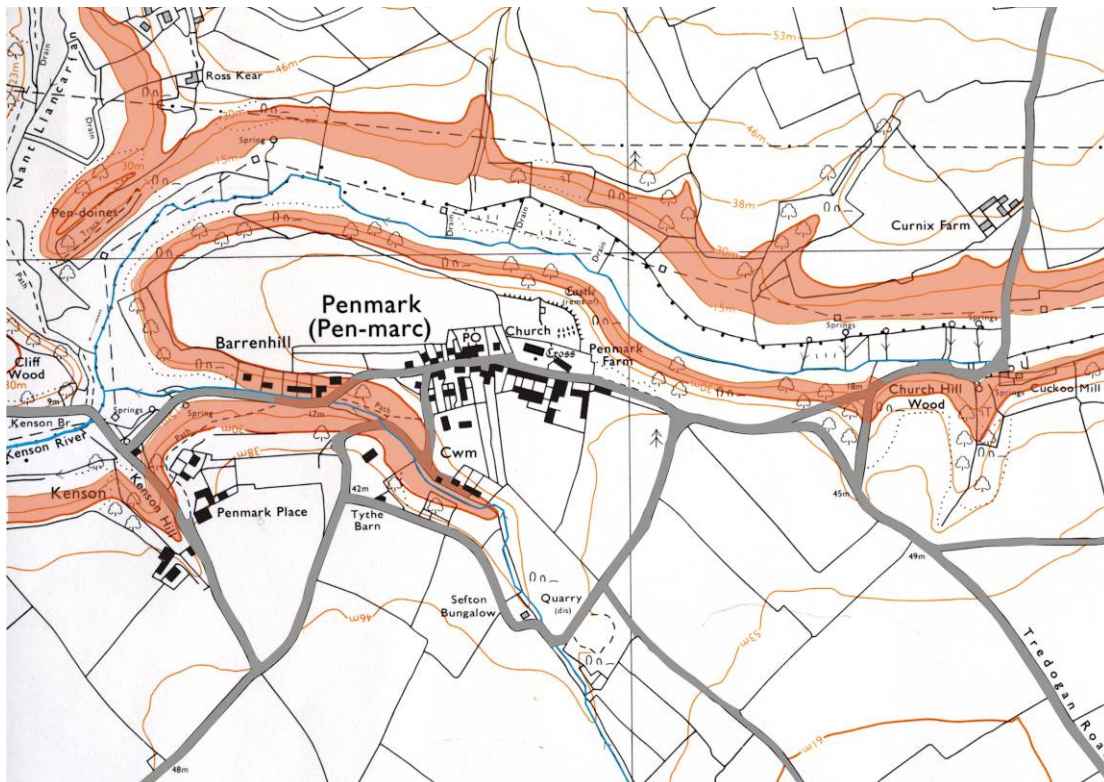
A steep hill also drops to the west into Barrenhill, creating good views between buildings within the village towards open countryside. The importance of the local topography is apparent in the relief map over the page.

The confluence of the Kenson and Weycock rivers occurs to the north of Kenson Bridge and is located at the extreme western edge of the Conservation Area. The flood plain is open, low-lying and enclosed by important stonewalls. Views toward the village in the east provide an outstanding landscape context dominated by mature woodland.

The topography of Penmark has been important in the setting out of the village and its historic development pattern. In particular the village has grown in three distinct groups; the central core of the village, and smaller developments at Barrenhill and Cwm. The village is generally set within important treescape. Important groups of trees occur around the Church (notably three mature yews), to the south of Croft John and around the modern barn outside the Conservation Area.

The relief map below shows the promontory on which Penmark was originally built. Contours between 15m and 30m have been shaded.

There are clear boundaries between development and open fields, which lie to north and south of the village. The large oval field to the north, known as 10-acre field, is scarped around its edges, probably either as a result of its use as a cultivated field or representing an enclosure. To the south of the barns formerly associated with Penmark Farm, open fields provide views from the B4265 of the eastern end of the village.

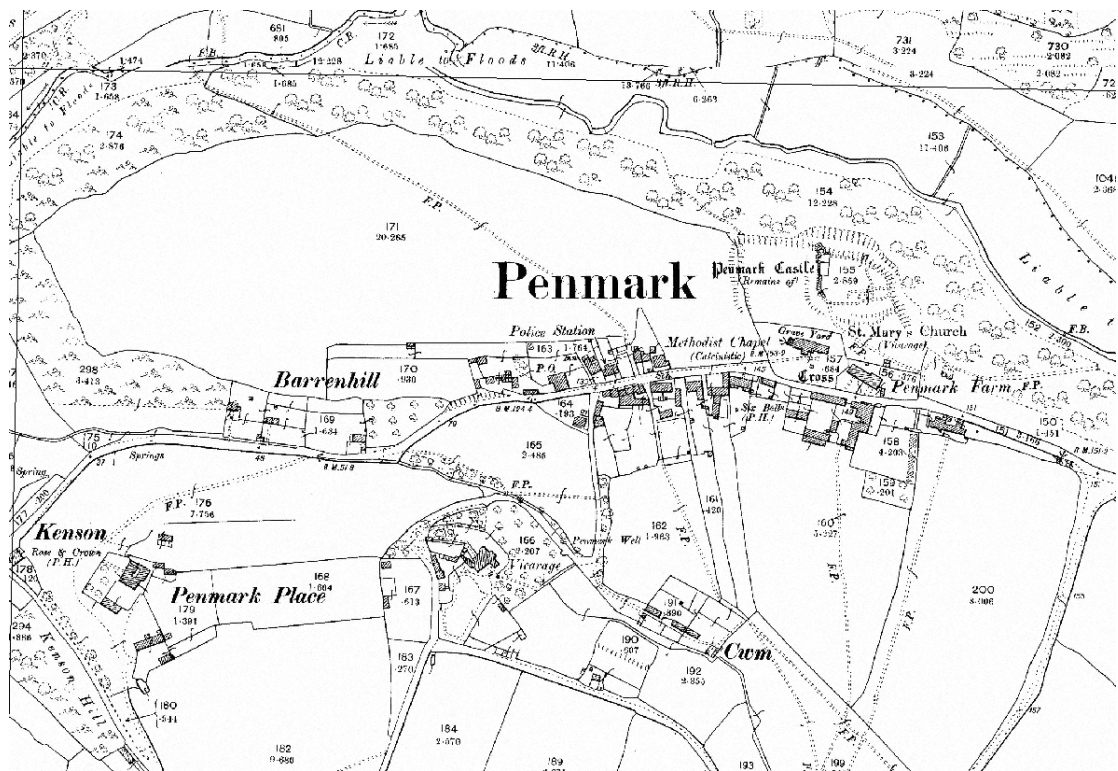


Historic Development and Archaeology

Traces of Roman occupation have come to light at Penmark, including Roman pottery, probably of the 4th Century, several coins and mediaeval pottery. A Norman Castle exists at Penmark, which has been in a ruinous state for several centuries and is situated in a commanding position overlooking the Weycock brook. This position is at the head of a steep wooded bank, approximately 30m from the valley floor.

It was built by Sir Gilbert Umfreville after the Norman conquest of Glamorgan, although the present ruins date from the 13th Century. The Castle had two courts, the inner of which was enclosed by four walls and sided on 3 sides by a moat. The remains of the curtain wall can still be seen today. The castle was certainly used by royalist troops during the Civil War and was subjected to bombardment by Cromwell's forces. In 1850, 1876 and 1905 human remains were found in nearby fields.

Ordnance Survey map
c.1900



Until the early 20th Century Penmark village comprised St. Mary's Church, the substantial Vicarage and a cluster of houses and buildings connected with Penmark Farm. Early Ordnance Survey Maps from the later 19th Century show (from east to west) Penmark Farm, St. Mary's Church and Vicarage, Six Bells Public House, School (now the Village Hall), Police Station (now 'Crofthead'), Red Cow Inn ('Bryncethin') and the Post Office ('Gileston House') all of which served the

village. Further to the west was a third public house – the Rose and Crown ('Kenson Cottage').

After the First World War much of the centre of the Village remained unchanged, however substantial agricultural building took place at Penmark Farm to the east and a couple of suburban style houses to the west of the village were constructed at Barrenhill, along with one example of Edwardian semi-detached houses opposite the village hall and 'Fieldings' to the far west of the village.

Little building took place in the inter-war years. However, in the 30-40 years after the Second World War the village grew significantly, mostly by 'infill' development, in particular within the historic core and adjacent to some of the oldest buildings within the Village.

A series of terraced houses along Croft John were constructed along with two modern detached bungalow properties 'Trevene' and 'Caer Ceirlos' adjacent to St. Mary's Church and detached properties to the west of the Village including 'The Orchard' and 'Gwal Eirth'.

With changes in farming practice since the Second World War, the main changes in the village saw the conversion of Penmark Farm barns into residential accommodation and 'infill' development within the farmyard. New development to the far west of the village also occurred.

Although Penmark has experienced many changes, the intimacy of the historic core has remained as a result of stone boundary walls being retained and a large proportion of the buildings are built up against the main road. Beyond the historic core of the village to the west, development has a more open, detached feel as a result of lesser tree cover and buildings set at low densities within significantly deeper garden plots.

Spatial Analysis



Looking into the village from the West.



Looking east from the centre of the village.



View over Barrenhill from road at Cwm.

Spatial analysis, is concerned with how buildings relate to each other and the space created between and around those buildings. It also examines how views are created and how they may change as the space is passed through.

The spatial character of the Conservation Area is primarily determined by its linear street pattern with many buildings immediately fronting the street. Throughout the village there is a clear distinction between public and private space with the boundaries well defined by building lines, boundary walls and other softer landscaping such as hedges.

In addition, the layout of the village has been significantly determined by the topographical nature of the area. The village is situated on a promontory that led to a natural boundary at the western edge of the village above Barrenhill.

The village has a strong sense of enclosure, which is determined by the height, mass and interrelationship of buildings within the village and the height and density of hedges and trees. Within the historic core of the village buildings often front the street adding to this sense of enclosure. Here, buildings, narrow lanes and confined spaces contain views as can be seen in the picture below.

Towards the eastern and western ends of the Conservation Area the views out are more dispersed. However, these views out of the Conservation Area are spoilt in the east by the aircraft maintenance building at Cardiff Wales Airport and to the west by the electricity pylons.

From the road at Cwm there are views west over the houses at Barrenhill, which are framed by the dense foliage adding to the distinctive rural character of the village as evidenced in the top picture.

There are two strongly identifiable arrival points to the east and west of the Conservation Area. At the eastern end, the entrance is marked by the mature woodland and an attractive triangular open space at the convergence of the roads. At the western end, Kenson Cottage and the attractive orchard immediately opposite mark the gateway, with views over meadowland to the north. The listed Kenson Bridge is outside the Conservation Area boundary.

Within the Conservation Area there are some significant field boundaries. Early enclosure boundaries are evident with stonewalls and hedges interspersed with trees providing an important landscape setting to the village within the Conservation Area.

Character Analysis

Building Type and Principal Buildings

The village has been historically linked to local agriculture and the majority of the buildings in the village reflect this, having been originally built as cottages attached to farms and small holdings. Whilst many of these ties with the land have now been severed the predominant use remains residential. There are some exceptions, in particular the Village Hall, Church of St. Mary and the Six Bells Inn, which provide valuable community facilities.

Throughout the Conservation Area are a number of outbuildings immediately fronting the street that are a legacy of the earlier farming community. These reinforce the rural nature of the village and historic agrarian nature of the economy in Penmark.

Within the village there are three main building types comprising:

Pre 20th Century Cottages.

Two storey cottages typical of the Vale vernacular dominate the village, built mainly of stone and render. A typical example is 'The Croft'. There are also many examples of early cottages that have been subsequently and discretely extended. In the heart of the village there is a pair of semi-detached Edwardian houses whose individual character is somewhat distinct to the village as a whole, but their form and scale is entirely appropriate.

Large Farm Houses and Agricultural Buildings.

Within the Conservation Area there are two substantial former farmhouses – Penmark Farm and Penmark Place. At Penmark Farm, the conversion of former farm buildings, together with new, suburban style housing to the rear of the site has changed the original form of the layout.

The increased intensity of use on this site has not had a damaging effect on the character of the Conservation Area. However, the suburban nature of the development as a whole and some poor design features within the development have not enhanced the special character of the Conservation Area as a whole.

There are also numerous small outbuildings that have previous associations with agriculture. An excellent example of this type of building can be seen at the Mount.



The Croft.



Former agricultural building at The Mount



Penmark Farm.



Croft John.



St. Mary's Church.



Casberd Family Tomb.



Churchyard Cross.



Memorial to John and Mary Jenkins

Contemporary Buildings.

Some contemporary buildings are more successful than others in Penmark. The former rural district housing at Croft John is an excellent example, whilst the new buildings within the Penmark Farm barns complex are possibly less so. Both developments bring an increase in density to the village, but are successful in terms of being carefully positioned so that the increased urbanisation that results is not particularly noticeable from the main road.

Listed Buildings

St. Mary's Church – Grade II*

The Church of St. Mary is of late twelfth century origin, with its features dating from mainly fifteenth century when the tower was added. There were two restorations in the mid to late nineteenth century and further restoration to the roof in the late twentieth century but otherwise there has been little change.

Within the grounds of the Church are a further four Grade II listed structures:

Casberd Family Tomb – Grade II

The first death is recorded 1844 and the design would suggest that the memorial dates from very soon after that. The Rev. John Thomas Casberd was Vicar of Penmark 1799-1843 (see tablet in church).

Churchyard Cross – Grade II

Probably fifteenth Century in origin and the steps are medieval, but the cross and socket stone were added and the steps rebuilt/restored in 1888.

Memorial to John and Mary Jenkins – Grade II

Probably erected very soon after the earliest inscribed death in 1854.



Sarah Elizabeth Jones Memorial.

Sarah Elizabeth Jones Memorial – Grade II

This is an early example of Celtic Revival design in Wales and probably dates from immediately after the recorded death in 1869. The form of the cross is Celtic but the decoration is not.

Telephone Call Box – Grade II

K6 type design introduced by the GPO in 1936 to the standard design of Giles Gilbert Scott, architect of London. This example may well have been installed after the Second World War.

Locally Listed County Treasures

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains listed buildings, Scheduled Ancient Monuments, as well as entries identified as being of 'local importance'. In addition to the listed buildings and Scheduled Ancient Monument noted above the following have been identified as locally listed County Treasures.



Telephone Call Box.

Holly Cottage

Central entrance cottage with Tudor style arched doorway. Two dormers either end of cottage with later alterations to rear. To the rear of the property is an interesting outbuilding - a single-storey bakehouse.

Old Vicarage

A substantial former vicarage dating from the 19th Century set in well-landscaped gardens.



Holly Cottage.



Old Vicarage



Village Hall.



The Cottage.



Six Bells Inn.



Penmark Place

Village Hall

Built in 1895, it was originally the Church house and then was used as the village school until 1931. The hall is rendered and its notable features include the segmented arched door opening and gable chimney.

The Cottage

A seventeenth century dwelling comprising hall, inner room and later extensions.

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

Amongst the positive buildings, The Six Bells Inn and Penmark Place stand out as having special architectural or historic interest and should be considered for inclusion as County Treasures in any future review.

Six Bells Inn

Possibly of sixteenth century origin, the exterior re-fashioned in the early to mid nineteenth century, except for the central chamfered four centred stone doorframes. The building features whitewashed rendering, slate roof, eaves, end gables, and brick stacks. The building was substantially extended to the front in the late twentieth century.

Penmark Place

Penmark Place is a nineteenth century farmhouse possibly incorporating the remains of a medieval fortified manor house. In addition, there are remains of early formal gardens.



Details such as the church's stone walls, piers and gates add to local distinctiveness.



This grass verge is likely to have served as a field access previously.



This former well is now an attractive water feature in an orchard.



This small stream adds amenity value to the Conservation Area.

Local Details

The streetscape consists predominantly of grass verges without kerbs or footpaths, and this makes a significant contribution to the rural distinctiveness of Penmark. There are a number of traditional stonewalls in the Conservation Area. These walls positively contribute to its rural character. Other boundaries are formed by traditional hedgerows, which line the road and separate the fields within Penmark, are one of the main attributes. The hedgerows also provide natural habitats for wildlife and help to promote biodiversity.

These are significant features, which help to form a strong, locally distinct rural character and provide a clear definition of public and private space whilst maintaining the aesthetic value of the area.

Elsewhere within the Conservation Area it is possible to see distinctive detail in individual or groups of buildings. The front elevation of the village hall features a segmental arched doorway. The relatively modern housing at Croft John also features some good detailing, particularly in its stone door and window surrounds.

Green Spaces and Bio-Diversity

The natural environment supports many plants, wild animals, and birds, including many protected species. A significant proportion of the Conservation Area is open space and natural landscape. It is this open landscape that gives Penmark its rural setting and character. In places the expanse of trees creates seclusion, and acts to screen some of the set back buildings from the road, particularly at Barrenhill. The foliage maintains a sense of enclosure even outside the core of the village.

Trees in the Conservation Area play an important role in helping to form the character, which makes Penmark so distinct. The predominant species include field maple, ash and hawthorn, with some groups of oak and beech, in particular the band of trees to the north of the 10 acre field, which benefit from a Tree Preservation Order. The significant Austrian Pine trees surrounding the modern barn at Higher End immediately adjoining the Conservation Area are also subject to a Tree Preservation Order.

The stream running from Cwm to the Kenson is a subtle feature that offers the sight and sound of running water within the Conservation Area. It has played an important part in creating the local topography and continues to be important for its amenity value. It should not be culverted and could form the basis of an enhancement scheme.



Pylons spoiling views into the Conservation Area.



Poor boundary treatments.



Some stone walls have been damaged.



Incidental open space at Croft John.

Problems, Pressure and the Capacity for Change

There is general concern among residents of Penmark that the village may come under pressure for housing development. However, it is important to note that the adopted Unitary Development Plan places Penmark in the countryside. For this reason, stricter controls exist over applications for new development.

The analysis map has indicated the key spaces within the Conservation Area. These spaces are important in terms of the setting of individual and groups of buildings within the Conservation Area and add greatly to its character. For example, the formal gardens of the Old Vicarage are important both in terms of the context of the area and in contrast with the less formal areas of the village.

Given the policy background and the character of the village an intensification of development within the village would be inappropriate.

Negative Factors

The Conservation Area is generally neat and well cared for. The buildings appear to be well maintained and in good condition, however, there are a number of elements which detract from the special character of the area, and which offer potential for beneficial change.

At the western end of the Conservation Area, near the Grade II listed Kenson Bridge, electricity pylons spoil the outstanding views over the Thaw Valley both into the Conservation Area as pictured, and from within. To the eastern end of the Conservation Area, the large aircraft maintenance building at the airport spoils views out of the Conservation Area.

Although the village is generally free of highway clutter such as road signs, there are instances where this could be better considered. However, at Croft John a small area of incidental space to the west of the village hall would benefit from enhancement.

Contemporary architecture has sometimes been accompanied by issues relating to the inappropriate form and scale of buildings, poor detailing in stone and poorly conceived boundary treatments. There are also elements of 'over-design' in the inappropriate interpretation of traditional forms of local design.

Summary of Issues

The following issues have been identified with regard to the 'negative factors' identified above and include the views of the local community as part of the preliminary public consultation exercise. They provide the basis for the Management Plan. These issues will be subject to regular review by the Council and new ones may be added in the future:

- Protection of significant views into and out of the conservation area;
- The care and management of unkerbed grass verges;
- The protection and repair of stone boundary walls;
- Appropriate means of enclosure of private gardens;
- Loss of original architectural detail;
- Design of new development;
- The care and management of important trees and tree groups;
- Boundary review.

Management Plan

Introduction

The Management Plan sets out proposals and policies which can enhance the character and appearance of the Conservation Area in the light of the issues 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 Penmark Conservation Area was undertaken.

Recommendation:

The following amendments to the boundary of the Penmark Conservation Area are proposed:

- (1) Inclusion of the Grade II listed Kenson Bridge.*
- (2) Alterations to the northern boundary to follow the River Kenson.*
- (3) Inclusion of gardens at 'The Granary', 'The Grange' and 'Stablau Hir' within the Conservation Area.*

The proposed changes are shown on the Appraisal Map.

Landscape Setting

The landscape setting of the Conservation Area is very important and is notable for its rural location. For this reason the boundary has been drawn widely to the west of the church and cottages and includes 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 St. George's churchyard. They can improve access into the surrounding countryside, frame vistas, enable distant views or are simply part of the historic development of the rural place.

Recommendation:

The development of open areas that contribute to the character of the Conservation Area will be opposed.

Management of Grass Verges

The appraisal has identified that unkerbed grass verges are a significant element in the rural ambience of the Conservation Area.

Recommendation:

The Council will ensure that any highway works bring a positive improvement to the Conservation Area and that grass verges are protected. Where highway improvements are required, they should respect the character of the Conservation Area.

Protection and Repair of Stone Walls

Traditionally, most boundaries in the Conservation Area are defined by limestone rubble walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has been neglected. Stone boundary walls, hedges and railings which enhance the character of the Conservation Area should be retained.

Recommendation:

The Council will seek to resist proposals to remove or significantly alter traditional boundary walls or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area. The Council will seek to secure the maintenance and repair of traditional stone walls.

Building Maintenance and Repair

The stonework at the base of the churchyard cross and the church's stone boundary wall are in need of maintenance and repair.

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

Some of the unlisted buildings in the Penmark Conservation Area have been adversely affected by the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors, removal of render and painting of formerly exposed stonework. Most of these minor alterations are not currently subject of planning control. The incremental loss of original building materials and architectural detail is cumulatively eroding one of the characteristic features of the Conservation Area.

Recommendations:

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

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

Control of New Development

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

Recommendation:

Development proposals will be judged for their effect on the area's character and appearance as identified in the Penmark 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 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 two unlisted buildings 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.

Recommendation:

The Council will, as part of a future review of the list of County Treasures, support the inclusion of Penmark Place and Six Bells Inn.

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. M Bullows, Penmark Past, 2000

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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

Penmark Conservation Area

Appraisal Map

-  Conservation Area Boundary
-  Suggested Conservation Area Boundary
-  Listed Building
-  Positive Building
-  Public Footpath
-  Significant Tree or Tree Group
-  Significant Public Open Space
-  Significant View
-  Scheduled Monument
-  County Treasure (not Listed)



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Not to scale

