

September 2023

Response to planning applications 2021/01046/RG3 and 2021/01047/RG3
10 and 12 Duffryn Close, St Nicholas - Retrospective planning for the reinstatement of chimney stack and replacement roof tiles

- The Community Council **approves** of the reinstatement of chimney stacks in the Conservation Area as proposed.
- The Community Council **objects** to the change of roof tiles on the linked properties in the Conservation Area, and a grouping of buildings that qualified for local listing due to its award-winning architecture and uniformity.

Members of the community volunteered considerable time to provide the information needed to nominate the award-winning development at Duffryn Close for local listing. The housing development is architecturally important to the community. The local listing strengthens the case for the retention of features of the development on top of the protections provided by the Conservation Area.

When notified of plans to reroof properties on Duffryn Close in 2016, the Community Council sought (November 2016), and received (December 2016) assurance from the Vale of Glamorgan Council that like-for-like roof tiles would be installed. The Community Council is immensely disappointed that promises were not kept by the applicant, the Vale of Glamorgan Council.

In 2009, numbers 7-10 Duffryn Close looked like this, with a single uniform roof across all 4 dwellings.



There are striking differences between the original double lapped tiles (left) and the cheaper single lap tiles (right at number 10).



Problems identified on the properties owned by the Vale of Glamorgan Council at Duffryn Close:

- 50 rows of tiles have been reduced to about 26 rows of tiles
- The continuous relationship between the roof tiles of the adjoining dwellings is a characteristic of the development that has been broken by the new roof tiles. The continuation between roof tiles was a factor given for the refusal for change of roof tile at 101 Port Road West, Barry.
- The new tiles are not in keeping with the character of the area.
- The contour of the new tiles is different
- Swept tile valleys are a feature of the original roofs that have been lost due to the replacement tile not being suitable for a swept valley.
- The sub-division of the roof across 7, 8, 9 and 10 would be apparent to anyone on the street. There is a significant visual impact.
- Black rainwater goods, fascias and soffits were replaced with white.

In July 2022, the Planning Committee was told that “uniformity contributes to pleasant character, positive to street-scene” in relation to 101 Port Road West

A single roof sweeping across 7, 8, 9 and 10 is a striking feature at the back of the development. At the Planning Committee meeting of July 2022 when 101 Port Road West was considered, Officers spoke about “street-scene”, and “matching uniformity” – **“Uniformity contributes to pleasant character... positive to street-scene”**. (32 minutes into the meeting). At 23 minutes, the Officers said that the tiles on 101 Port Road West are not in keeping with the character of the area – something that can be said of the Ashmore tiles currently on 10 and 12 Duffryn Close.



Roof tiles at 2 Duffryn Close were replaced by the Vale of Glamorgan Council in 2014 and subject to a retrospective planning application in 2021 (determined in July 2022) and subsequently, in August 2022, a “non-material amendment” because double lapped tiles that match the original had been installed.

As can be seen in the photographs below, the tiles on the roof that link numbers 2 and 3 Duffryn Close interlink and there is no distinguishable difference between the tiles on the separate dwellings, as intended by the architect.



This seamlessly interlocking of old and new roof tiles is what is expected of the tiles at 10 and 9 Duffryn Close.



The Ashmore tile that the applicant is seeking retrospective planning approval for is a single lapped tile, designed to look like two tiles:

ASHMORE

A single lap, interlocking double plain tile, with the engineered precision and ease of installation of an interlocking tile.



The original tiles were double-lapped like those shown below.



New double lapped tiles to match the original tiles were installed at 16 Duffryn Close in 2022.

In 2023, the Vale of Glamorgan Council installed double lapped tiles by Marley at Castle Green in St Georges that are a good replacement of the original tiles at Duffryn Close.

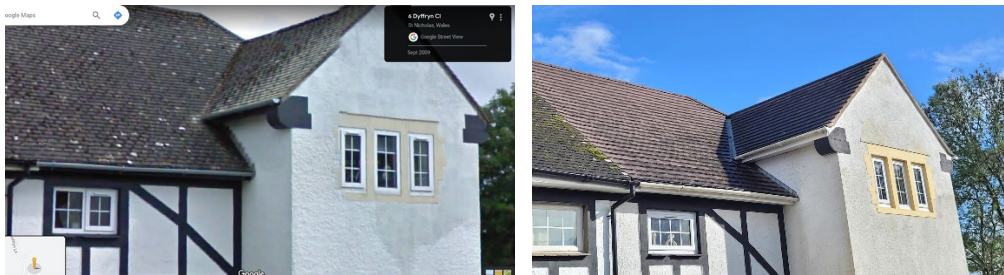


12 Duffryn Close is mirrored by 5 Duffryn Close. Number 5 retains the original roofing with a swept tile valley, whereas number 12 has a trough valley (pictured below).



Black fascias and guttering was replaced with white – 2009 vs 2023

Number 10:



Number 12:



“Where individual homeowners replace roof coverings in different materials from their neighbours this undermines the uniformity of the roofscape and harms the character and appearance of the Conservation Area.”



The original roof on the left has been fitted with a concrete granular faced plain, double lapped tile. The second (10 Duffryn Close) has a single lap, interlocking double plain tile.



Relevant Vale of Glamorgan Planning Policies

LDP POLICY MD8 -

HISTORIC ENVIRONMENT

Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, specifically:

1. Within conservation areas, development proposals must preserve or enhance the character or appearance of the area;
2. For listed and locally listed buildings, development proposals must preserve or enhance the building, its setting and any features of significance it possesses.

LDP POLICY SP10 -

BUILT AND NATURAL ENVIRONMENT

Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan including:

1. The architectural and / or historic qualities of buildings or conservation areas, including locally listed buildings (County Treasures);

Supplementary Planning Guidance 'Conservation Areas In The Rural Vale' states:

"When roofs are replaced, traditional details should be recorded and replaced in the same way." (5.2.13)

The **St. Nicholas Conservation Area Appraisal and Management Plan** makes the following recommendation:

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



County Treasures SPG

6.1 Both the Adopted Unitary Development Plan (UDP) and the emerging Local Development Plan contain strategic policies that emphasise the value of 'local distinctiveness' in the environment of the Vale of Glamorgan. The recognition of locally important buildings and structures is thereby given an added dimension in the overall consideration of planning applications, with emphasis given to the need for justification for the loss or unsatisfactory alteration of such buildings and intervention in development proposals.

7.4 Entry on the County Treasures list confers a level of added status to the perceived value of a building (see para 6.1). This will be reflected in several further ways when considering planning applications which involve or affect a County Treasure:

- Applications for external alteration, extension and change of use of a building should take into account its special local interest in terms of appropriateness of design and use of materials.

Conservation Areas in the Rural Vale - SPG

3.6.1 DISTINCTIVE ROOF PATTERNS, RIDGELINES, AND LANDMARK BUILDINGS OR FEATURES WILL BE PROTECTED AND ENHANCED WHERE OPPORTUNITIES ARISE

5.2 Alterations and Extensions to Buildings in a Conservation Area

5.2.1 The character which justifies the designation of a conservation area can easily be damaged by the cumulative impact of minor alterations to buildings forming the historic core of many of the Vale's village conservation areas. This can include the replacement of windows, doors and **roofing materials** or the addition of domestic extensions.

5.2.13 **When roofs are replaced, traditional details should be recorded and replaced in the same way.** Roof edges (at eaves or verges) should follow the local tradition. Often roof slates will overhang the gable end of the wall, with vertical slates set under to protect the end rafter. Timber bargeboards and fascias should follow the original size and profile as should the materials and design of replacement rain water goods.



Planning Policy Wales 11

The Welsh Government's specific objectives (6.1.6) for the historic environment seek to:

- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;

Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place. (6.1.9)

There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. (6.1.14)

7.45 The preservation and enhancement of the historic environment, including the settings of historic assets, is a key aspect of the Council's wider responsibilities, and will **constitute a material consideration of significant weight when determining applications** affecting such assets



Old photos of Duffryn Close





In summary, the work carried out in replacing the roof tiles is harmful to the character and appearance of the street-scene, Conservation Area and Locally Listed development.

The Community Council requests that retrospective planning permission for the Ashmore roof tiles is declined and that tiles that are a like-for-like replacement of the original tiles are installed. Additionally, white guttering, down pipes, fascias and soffits should be replaced with black as intended by the architect.

Cllr A Harris

For and on behalf of St Nicholas with Bonvilston Community Council

