



6th Nov. 2021

2021/01386/FUL – 2 Duffryn Close, St Nicholas

2021/01387/FUL – 4 Duffryn Close, St Nicholas

The above planning applications for retrospective change of roof covering, were considered by the St Nicholas with Bonvilston Community Council at a meeting held on October 14, 2021.

The properties are **Locally Listed, County Treasures** within the **St Nicholas Conservation Area**. The work has affected the external appearance of the properties.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 developments must preserve or enhance the special architectural or historic character of the Conservation Area.

The picture below compares the original tiles to the replacement tiles.



The roof forms part of the historic character of individual buildings and Conservation Areas, so it is important that the continuity of roofing materials is maintained. Where individual property owners 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 Community Council has resolved to **object** to the use of replacement tiles that are very different and unsympathetic to the original roofing materials and seriously compromise the historic character and appearance of the area.

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);

The Vale of Glamorgan Council has a general duty to ensure the preservation and enhancement of the St. Nicholas Conservation Area in the determination of planning applications. It's also the policy of the Planning Authority to give extra publicity to planning applications within a Conservation Area.

Supplementary Planning Guidance on County Treasures and Conservation Areas reinforces the inappropriateness of the choice of roofing material.

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.



The original roof covering is a concrete granular faced plain, double lapped tile – pictured. These are available from roofing merchants.



The replacement single lap, interlocking double plain tiles (below) are not appropriate replacement tiles for the double lapped granular faced plain tiles, on a Locally Listed County Treasure, within a Conservation Area.



The Community Council believes that the retrospective planning application must be refused and the unlawful work reversed.

The decision made to approve retrospective planning application in March 2020 – 2020/00316/FUL – must not influence the determination of this application. This application was by a very vulnerable, disabled resident, living alone, who has since moved for residential care. Members of the Community Council are alarmed that a vulnerable person appears to have been targeted by the Vale Council, perhaps to create a precedence in order to approve the councils own planning application.

Cllr Ian Perry
Chair

