



8th September 2021

2021/01046/FUL – 10 Duffryn Close, St Nicholas
2021/01047/FUL – 12 Duffryn Close, St Nicholas

The above retrospective planning applications were considered by the St Nicholas with Bonvilston Community Council on September 6, 2021.

Members were informed that work had been carried out unlawfully by the applicant, the Housing Department of the Vale of Glamorgan Council, within the St Nicholas Conservation Area.

The Chimney stacks are important features of buildings, particularly within a Conservation Area, and these buildings have been Locally Listed in order to preserve their award-winning architecture and character.

Members were informed of two cases within the Penarth Conservation Area where the owner of a property wished to remove a chimney. In one case, the applicant withdrew their application, and in the other – 2007/00508/FUL 52, Clive Place – the application was refused.

Members of the Community Council stated that they expect the Planning Authority to show no favour to the Housing Department of the Vale of Glamorgan Council in determining this application.

There is no Heritage Impact Assessment/Statement accompanying the retrospective application for the Community Council to consider.

Members of the Community Council are also aware that where planning applications for the removal of chimneys has been refused, and the applicant has gone to appeal, planning inspectors have upheld refusal, one Inspector stating in their report, *“The removal of the chimney stack has resulted in a negative effect on the significance of a designated heritage asset, when considered against the CA as a whole. Even if there was a short-term public benefit in terms of removing the chimney stack as suggested by the appellant, I do not consider that there are any longer-term public benefits that would outweigh the harm that I have identified and to which I attach considerable weight.”*

The Vale Council does take enforcement action against those who have carried out work without planning permission, including requiring property

owners to carry out demolition of their unlawful developments. The property owner sustaining significant financial losses. Once again, the Community Council advises that the Planning Authority must not treat this applicant favourably.

If the Planning Authority was to make any exception to the rules in this case, respect for, and legitimacy of, this and other Conservation Areas would be lost.

Cllr Ian Perry

For and on behalf of St Nicholas with Bonvilston Community Council

