



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

The above planning applications received further consideration by the St Nicholas with Bonvilston Community Council at a meeting held on October 14, 2021.

Because the applications are for identical work, by the same applicant (Vale of Glamorgan Council), we considered them together. This response to the consultations is in addition to that from our meeting of September 6.

In the Application Forms, the applicant is seeking retrospective permission only for the removal of chimney stacks.

Members of the Community Council are disappointed that the Planning Register appears to have been edited after the closing of the statutory consultation (August 23) to tag onto the end of the description "...replacement roof tiles." Details of the replacement roof tiles were also uploaded on September 2 – after the agenda for our September meeting had been written.

The Application Forms for these planning applications formally declare in section 7 that there will be no alteration to the roof, and in section 4 of each application, it's stated that approval is sought for only for the removal of a chimney stack.

The Community Council believes that this significant change to the planning application should have caused the application to be sent out for reconsultation – or a second application should be required for the replacement roof tiles.

On 25/11/2019, an Enforcement Notice was raised on properties owned by the Housing Department of the Vale of Glamorgan Council when no planning application could be found in relation to replacement roof tiles. **The replacement roof tiles are very different to the original tiles and undermine the uniformity of the roofscape of the Locally Listed County Treasures and harms the character and appearance of the Conservation Area.**

At our meeting of October 14, a Member of the Community Council described the replacement roof tiles as being "disrespectful" to the Conservation Area. It's clear from the image below that the replacement roof tiles are very different to the original roof tiles.



It was a surprise when a property not owned by the Vale of Glamorgan Council submitted a retrospective planning application in March 2020 – 2020/00316/FUL. It's noted by Members of the Community Council that this resident chose roof tiles to match those of the adjoining property owned by the Vale of Glamorgan Council. At that time the lone resident was housebound due to a disability. Members of the Community Council are concerned that this vulnerable resident was targeted to set a precedence for approval of replacement roof tiles that are not appropriate for a Locally Listed County Treasure, and not an appropriate replacement roof tile for a building within a Conservation Area.

Members of the Community Council are concerned that the Vale of Glamorgan Council could be regarded by members of the public as attempting to circumnavigate, or exempt itself from, planning law and policies set out in Planning Policy Wales, the Local development Plan (LDP) and Supplementary Planning Guidance.

Members are also disappointed that the retrospective planning applications were not received from the Vale of Glamorgan Council until August 2021 – and that new related retrospective applications are coming forward in October 2021.

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 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.

Cllr Ian Perry
Chair

