

PROPOSED DESIGNATION OF PRESWYLFA COURT CONSERVATION AREA AND PROPOSED ARTICLE 4 DIRECTIONS

1. Purpose of Report

1.1 The purpose of this report is to advise Members of a potential threat to the setting of 13 Grade II Listed Buildings at Preswylfa Court, Bridgend, an area which has been also assessed for potential conservation area designation. This report identifies the need for conservation area designation and outlines a further opportunity to protect the special character of the area for future consideration.

2. Connections to Corporate Improvement Objectives/Other Corporate Priorities

2.1 Local Authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment Act 2016 to pay “special” regard to the setting of buildings of special architectural or historic interest (listed buildings) and to review their areas from time to time for potential conservation area designation.

3. Background

3.1 The buildings that formed part of the original Preswylfa Children’s Home or “Cottage Homes” date from between 1880 and 1902 and were listed Grade II in 1997. During the 1990’s, the site was the subject of a sensitive redevelopment scheme which preserved the character of the 13 listed buildings around the central green, whilst enabling a sensitive infill housing development, intermittently dispersed between the historic buildings as shown in **Appendix 1**. The design and materials of the new development were carefully controlled at that time through the planning process to avoid any harm to the setting of the listed buildings and the historic character of the area.

3.2 The need for an assessment of the Preswylfa Court area for potential conservation area status was identified in the Council’s previously adopted Unitary Development Plan and this assessment was undertaken in 2014 by Heritage and Regeneration Solutions as part of a programme of appraisals of existing and proposed conservation areas. The appraisal document for the Preswylfa Court area concluded that;

“ it is a notable group of historic buildings and landscaped environment within a particularly attractive setting of detached and semi - detached suburban housing including buildings and gardens of significant townscape interest and architectural quality” . It was recommended that a conservation area be designated and that a management plan be prepared.

The report proposed a conservation area that included both Preswylfa Court and part of Merthyr Mawr Road. A copy of the full appraisal document is available on request.

4. Current Position

4.1 Officers have recently received an increasing number of inquiries and concerns relating to minor / incremental alterations particularly to the unlisted buildings within

Preswylfa Court. Whilst alterations, extensions and demolition to the listed buildings can be controlled, alterations to the more recent infill properties, including changes to the roof materials, windows and doors, external materials, boundary treatments and external painting are classed as permitted development and are therefore outside of the control of the local planning authority.

4.2 Conservation area designation will control some of these alterations (including alterations to the roof, demolition and the application of external wall finishes/cladding) and Members are therefore requested to authorise consultation to be undertaken with interested parties including building owners / occupiers on the proposed conservation area boundary identified in **Appendix 2**. Members will note that whilst the appraisal in 2014 assessed Preswylfa Court and the surrounding urban area, the proposed conservation area in this report only includes those buildings in Preswylfa Court as this area is regarded as being of “special” quality as it contains the oldest buildings, the earliest of which were built in an arts and craft style around a planned open space, the asymmetrical two storey houses being built slightly later. Members should also note that there is an imminent threat to the character and the setting of the listed buildings in this area.

4.3 Article 4 Directions can also be utilised to withdraw permitted development rights from the building owners within conservation areas. The local planning has a duty to pay “special” regard to the effect of development on the special architectural or historic interest of listed buildings and their settings. The making of Article 4 directions in this area to reinforce control subject to conservation area designation will be the subject of a further report.

5. Effect Upon Policy Framework & Procedure Rules

5.1 Local Authorities have a statutory duty to consider whether areas merit the designation of a conservation area. Strategic Policy SP5 in the adopted LDP will also be relevant in the determination of planning applications.

6. Equality Impact Assessment

6.1 A screening exercise using this Authority’s Equality Impact Assessment Toolkit has been undertaken. There will be no impact on any groups identified and communications will be presented bi-lingually.

7. Financial Implications

7.1 There are no direct financial implications from this report.

8. Recommendations

8.1 Members are recommended to:

8.1.1. Approve the proposed boundary in **Appendix 2** for the proposed Preswylfa Court Conservation Area for consultation purposes, and

8.1.2 Receive a further report following consultation on the proposal with affected parties.

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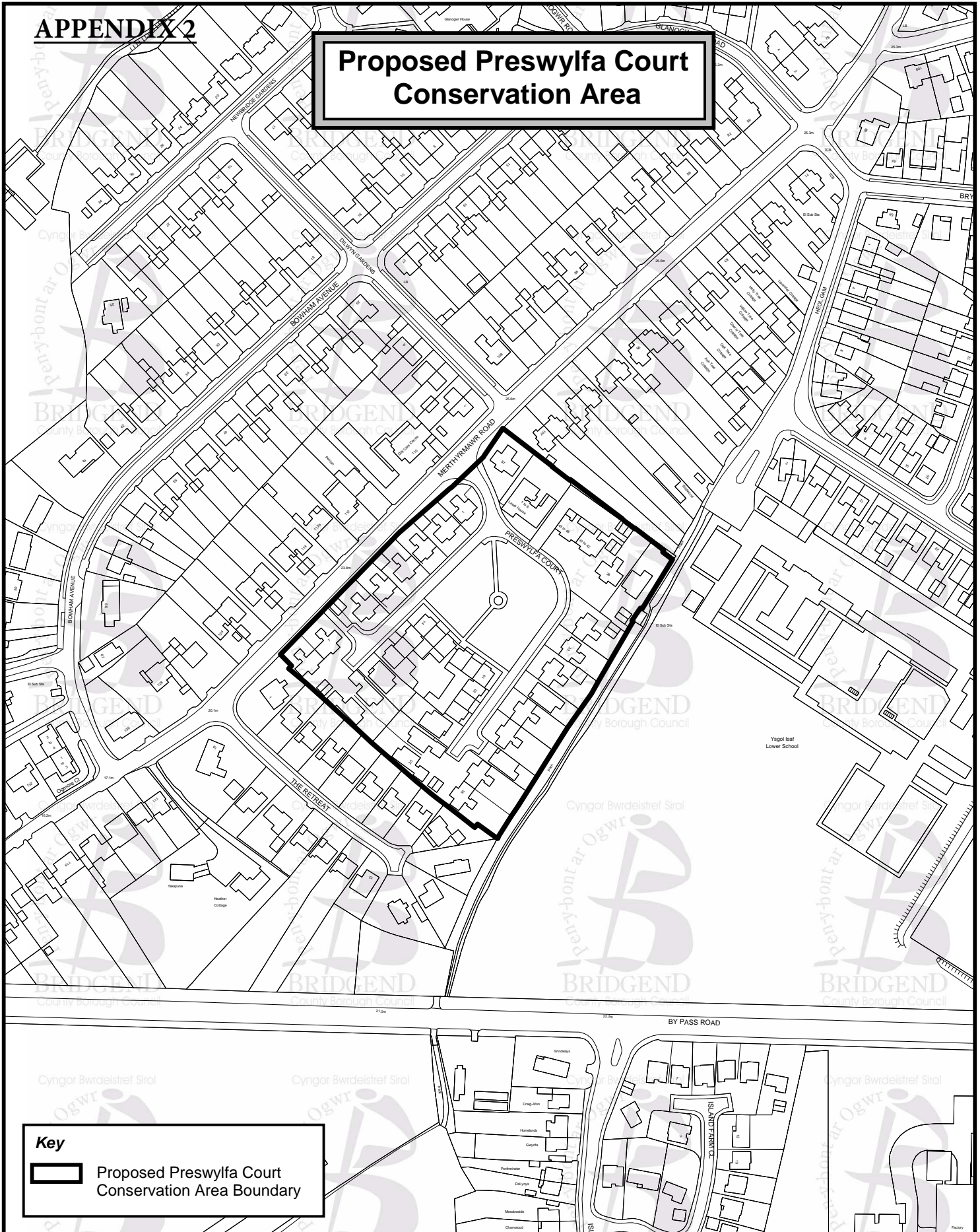
Background documents

Preswylfa – Potential Conservation Area Review April 2014 – Heritage and
Regeneration Solutions


APPENDIX 1

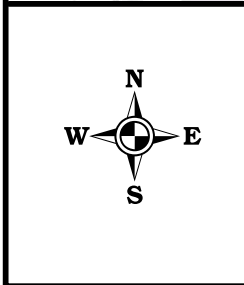


Proposed Preswylfa Court Conservation Area



Key

 Proposed Preswylfa Court Conservation Area Boundary



Scale 1:2,500

Date Issued:
26/06/2017

Development-Mapping
Tel: 01656 643176

Mark Shephard
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Bridgend County Borough
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O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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