

REPORT TO DEVELOPMENT CONTROL COMMITTEE

15 MARCH 2018

REPORT OF THE CORPORATE DIRECTOR – COMMUNITIES 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 propose the designation of Preswylfa Court as a Conservation Area, taking into account feedback from consultation with owners and residents. This report also proposes additional controls over permitted development within the Conservation Area by the serving of Article 4(1) and 4(2) Directions and includes a draft design guide to assist owners and occupiers.

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 1990s, 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. 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.

Officers have received an increasing number of enquiries and concerns relating to minor alterations, particularly to the unlisted buildings within Preswylfa Court. This is attributed to changes in property ownership and the need for ongoing maintenance and repairs to properties. 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 currently classed as permitted development and are therefore outside of the control of the Local Planning Authority. These incremental changes have started to have a negative effect on the character of the area and therefore, without controls being introduced, there is a real risk of the area becoming so materially affected that the value of the built heritage could be irretrievably lost.

- 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 Members were advised of the outcome of the assessment at a previous meeting of this Committee on 6 July 2017. At that meeting, Members agreed for Officers to consult with the residents/owners of Preswylfa Court concerning designating the area as a Conservation Area, the proposed boundary of which is enclosed as

Appendix 1A. The Statement of Character for the Conservation Area is enclosed as **Appendix 1B.**

4. Current Position

- 4.1 Whilst there is no statutory duty on a local authority to consult with those affected by the proposed designation prior to Conservation Area designation, two consultation events/exhibitions were held at Nolton Church Hall (22 August 2017 (2-9pm) and 6 September 2017 (5-9pm)) and the owners and occupiers of all properties were notified of the proposal. In total twenty-nine people attended and nineteen questionnaires were returned. The majority of residents, who attended the exhibition and completed the questionnaires, supported the proposal to designate the Conservation Area and agreed that additional controls were needed (see **Appendix 2** for a summary of responses). Residents were particularly concerned with preserving the character of the original Listed Buildings and also the central open green space around which the houses are located. They were also keen to receive some design guidance for them to refer to in the future.
- 4.2 Conservation Area designation in itself will control some alterations including alterations to the roof and chimneys, some demolition and the application of external wall finishes/cladding. It also affords protection to trees in the area. However, in order to control other alterations and incremental changes to the character of the Conservation Area once designated, it is proposed to serve Article 4 Directions on the owners of the unlisted buildings. The making of Article 4 Directions under the Town and Country Planning (General Permitted Development) Order 1995, removes permitted development rights for works to the buildings and results in property owners or occupiers being required to apply for planning permission to undertake works that would otherwise be permitted development.
- 4.3 Under planning legislation flats do not enjoy permitted development rights under Part 1 of Schedule 2 of the General Permitted Development Order and therefore, the carrying out of the majority of external works are held to have a material effect on their appearance and accordingly already require planning permission. The painting of the exterior of any building or work is however permitted by Class C of the above Order. Painting can significantly affect architectural character, in terms of the relationship between buildings and the degree of emphasis given to architectural dressings on a single building façade. In order to bring this matter under planning control it is considered necessary to make a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 in respect of the flats in this part of the Conservation Area. The scope of this proposed Article 4(1) Direction and the properties that will be affected are referred to in **Appendix 3** of this report.
- 4.4 The making of an Article 4(2) Direction is also proposed for domestic buildings as property owners of non-listed properties currently have permitted development rights, which could adversely affect the character and appearance of the proposed Conservation Area and the setting of the Listed Buildings.
- 4.5 **Appendix 4** contains a proposed Article 4(2) Direction which identifies classes of development which when uncontrolled could potentially have a detrimental effect on the character or appearance of the proposed Conservation Area. It is considered necessary to prevent the further deterioration of the character of the area by controlling the:-
- alteration of door and window openings, including heads, quoins and cills set in walls fronting a highway or open space.

- erection or construction of a porch outside any external door of a dwelling-house fronting a highway or open space.
- erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling-house fronting a highway or open space.
- painting of the exterior of any part, which fronts a highway or open space of a dwelling-house or any building or enclosure within the curtilage of a dwelling-house.

4.6 If Members agree to the making of the above orders, the Directions will be made and Notice will be given, by publication in the local newspaper and the service of Notice on the owners and occupiers covered by the Direction. The Direction comes into effect immediately after the Notice is served and published and owners/occupiers are given the opportunity to make representations prior to Members receiving a further report prior to confirmation of the Direction. The Direction will expire after six months unless it has been confirmed by Members.

4.7 A draft leaflet has been prepared to assist owners and occupiers to understand the implication of the designation and proposed Article 4 directions, a copy of which is attached as **Appendix 5**.

5. Effect Upon Policy Framework & Procedure Rules

5.1 In addition to supporting the Authority's statutory duties with regard to Conservation Areas, the Article 4 Directions concur with Strategic Policy SP5 of the adopted Local Development Plan and 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. It is concluded that there could, potentially, be a minor impact on disabled people, where permitted development rights are removed under Part 2: Minor Operations Class A, with regard to the opportunity to park vehicles within the curtilage of a dwelling house in a Conservation Area. If the Article 4(2) Direction is confirmed, the demolition of a boundary wall will not be permitted development within the Conservation Area and would require planning permission. The proposal to include Class A would only, therefore, marginally impact on this group. All communications will be presented bilingually.

7. Financial Implications

7.1 There are potential financial implications for the Council as a result of the proposed Directions being implemented.

7.2 If a planning application is made due to amended permitted development rights following Conservation Area designation then there is no planning fee. If a Direction is made under Article 4, no fee is payable for a planning application made in respect of what would have been permitted development had there been no Article 4 Direction.

7.3 If consent is refused or granted subject to conditions by the Council following an application for planning consent for development which would have been permitted development before the making of the Article 4 Direction, an applicant might seek to use the compensation provisions of Section 108 of the Town and Country Planning Act

1990 to claim compensation against the Council. If such a claim is made successfully, the amount of compensation will be assessed in accordance with the provisions set out in Section 107 of the Town and Country Planning Act 1990. In broad terms, compensation is available for abortive expenditure incurred in pursuance of an application and also for any other loss or damage directly attributable to the refusal of the planning application. Each case would be assessed separately and it is not possible to suggest any figures for compensation for any future claims.

8. Recommendations

8.1 Members are recommended to:

- Approve the proposed boundary in **Appendix 1A** for the proposed Preswylfa Court Conservation Area
- Agree that a Direction be made under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 to remove permitted development rights from those owners and occupiers of flats contained within the proposed Preswylfa Court Conservation Area under the terms set out in **Appendix 2**.
- Agree that a Direction be made under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 to remove permitted development rights from those owners and occupiers of dwelling houses contained within the proposed Preswylfa Court Conservation Area, under the terms set out in **Appendix 3**.
- Agree that Officers be authorised to liaise as necessary with the Welsh Government in respect of the Article 4(1) Direction.
- Agree that Members receive a further report which will present any representations received as a result of serving the Article 4(1) and Article 4(2) Directions.

MARK SHEPHARD

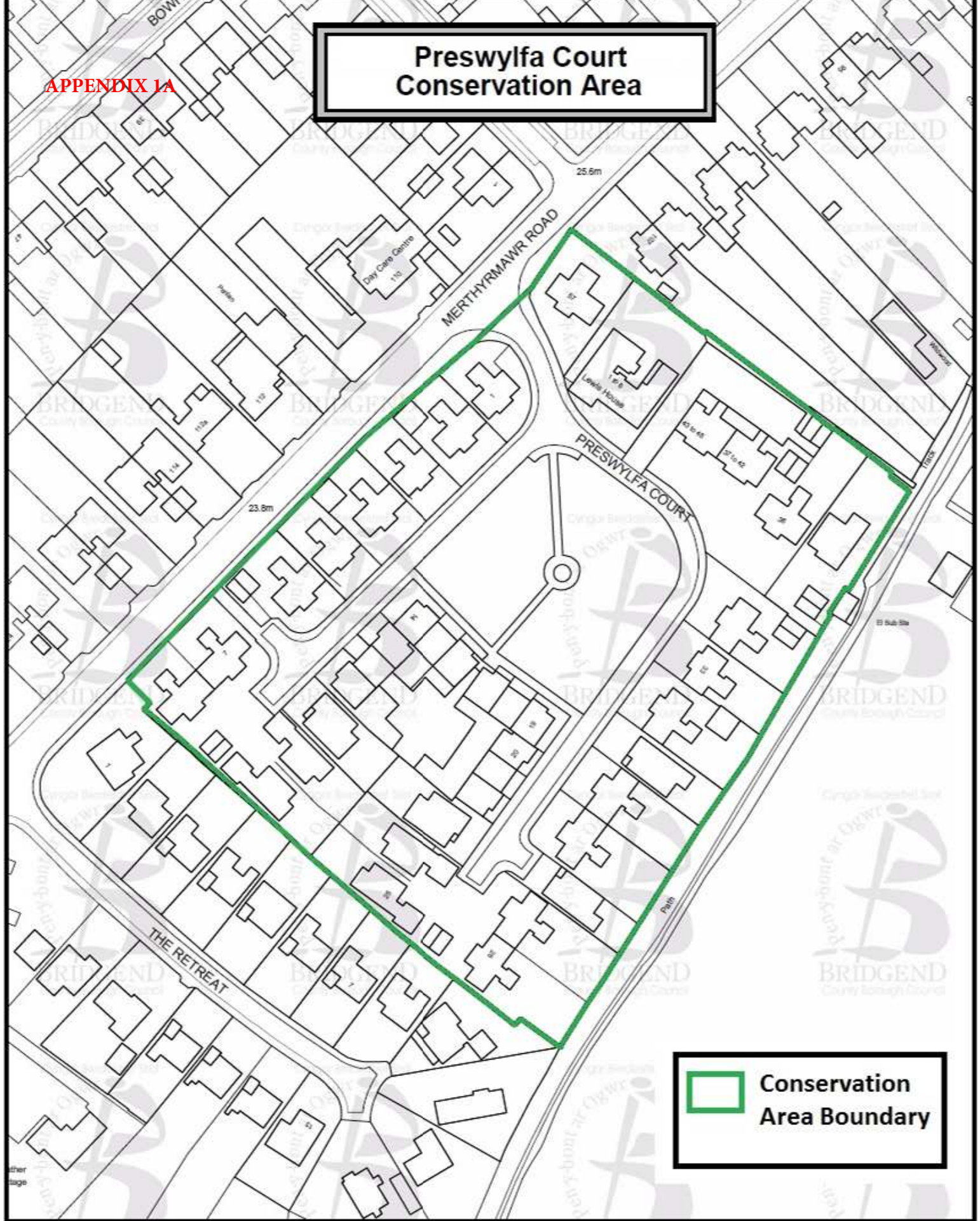
Corporate Director – Communities

Contact Officer: Claire Hamm
Telephone: 01656 643164
E-mail: claire.hamm@bridgend.gov.uk
Postal Address Conservation & Design
Regeneration Projects & Built Environment
Civic Offices, Angel Street
Bridgend, CF31 4WB

Background documents

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

Preswylfa Court Conservation Area



 **Conservation Area Boundary**



Scale 1:1,250

**Date Issued:
26/06/2017**

**Development-Mapping
Tel: 01656 643176**

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

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Committee DC Plan

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Conservation Areas in the County Borough of Bridgend Statement of Character

Preswylfa Court Conservation Area

Designated 15th March 2018

Special Architectural or Historic Interest

Originally built in phases from 1880 to 1902 as a children's home, known as "Cottage Homes" and renamed Preswylfa in 1950. Built in an arts and crafts style around a planned open space, this important group of 13 Grade II listed buildings are some of the oldest buildings in this part of Bridgend and are now detached and semi-detached suburban houses.

During the 1990s the site was the subject of a sensitive redevelopment scheme which preserved the character of the historic buildings, whilst enabling infill housing development intermittently dispersed between the historic buildings.

Character and Appearance

Original Cottage home buildings built in bull nosed rubble with a plinth and freestone window dressings. First floor windows rise through overhanging eaves with dormer type roofs and tall hipped red tiled roofs have ridge cresting and finials and blue brick capped rubble chimney stacks. The lean-to porches have a distinctive design.

Sympathetic redevelopment of the site in the 1990s reflect the building scale and forms, including the advancing gable ended wing, first floor windows and dormer gables, paired sash windows, the side location of the lean-to porch with similar support design; and rendered walls in a grey/brown which complements the original stone walls.

The central green, symmetrical road layout and open frontages to the dwellings, along with the scattered arrangement of trees on the formal central green space are all important features of the conservation area and create the character of a village community.

Listed Buildings

No 2 Preswylfa Court

No 4 Preswylfa Court

No 6 Preswylfa Court

Nos 7/8 Preswylfa Court

Nos 1-6 Lewis House (Former Administrative Block)

No 26 & 27 Preswylfa Court

Nos 29 & 30 Preswylfa Court

No 32 Preswylfa Court

No 34 Preswylfa Court

No 36 Preswylfa Court

Scheduled Ancient Monuments

None

Buildings of Local Importance

None



PROPOSED DESIGNATION OF PRESWYLFA COURT CONSERVATION AREA – CONSULTATION

Cadw

Jonathan Green from Cadw welcomes the proposal for Conservation Area Designation (13 September 2017)

RESPONSES TO PUBLIC CONSULTATION

Responses received: 19

1 Do you think that the proposal for a conservation area is a good idea?

Yes 16 **No** 2 **No Comment** 1 (Unclear what the benefit is from correspondence (7))

2 What do you think are the most important historic features of Preswylfa Court? Please comment below.

Original listed houses	12
The Green	7
Character/history of area	3
Roofs	3
Wooden sash windows	1
Wood doors	1
Paving	1
Front elevation	1
Just leave alone	1

3 If there is one physical feature of the area you would like to save or restore, which would you choose? Please comment below.

Trees & shrubs	1
Green	8
Tree maintenance needed	2
Work needed on green	1
Wood windows & doors	4
Garage doors	1
Original render colour	1
New houses maintain original look	1
Footpaths & Pedestrian access	1
Front elevation of LBs	1
Victorian properties with the green/trees	1

4 What do you think could be improved in this area? Please comment below.

Original materials & styles inc render colour	2
Satellite dishes removed	2
Tree maintenance	5
Parking issues	3
No fences, hedges etc	2
Period lamp posts & hanging baskets	2
Interpretation panel	1
Paths – maintenance	3
Seating on green	1
Dog fouling signs	1
Restrictions on changes	1
Maintenance of timber windows & doors LBs	1
Removal of old cars & rubbish	1
No for sale signs	1
Ensuring adherence with pre-existing covenants	1

5 If we were to produce design guidance for the properties in Preswylfa Court in order to preserve the character of the area, what would you consider the most appropriate colours for windows, front doors, and external render? Please comment below.

Windows	white	11	
	victorian colours	1	
	White/cream/grey	1	
	all UPVC changed back to timber	1	
Doors	white	4	
	Black	1	
	Selected range	1	
	Same style but different colours	1	
	Black/red/putty/pale green/white	1	
	White/cream/grey	1	
	all UPVC changed back to timber	1	
Render colour	not dark	1	
	natural stone	2	
	mushroom	2	
	neutral/pastel	1	
	not painted	1	
	off white/cream	1	
	not painted	1	
	slightly different colours	1	
	agreed palate range	1	
	brown/grey/cream	1	
	conservation range	1	
	Garage doors	not roller/shutter	1
		Wood stain	1
Waste	1		

6 Is there anything else you think there should be control over? Please comment below.

Car parking	1
Refuse collection	1
Trees	2
Timber sash windows	4

Yellow lines on MMawr Road	3
Private access to court	1
Pavement parking	2
Render colour	2
No satellite dishes	2
Boundary/wooden fencing	3
Interpretation board	1
Decking in courtyard areas	1
Solar panels	1
Roof conversions	1
Materials for hard landscaping	1
None	1
Wants UPVC windows	1

7 Would you like any further information?

No, thanks	15
Yes, on conservation & planning guidance	3*
Yes on how to maintain & repair historic buildings	0
Yes, on how I can become more involved in local heritage	0
Yes, on local community heritage and conservation projects	0
Yes, on the Bridgend Heritage Network	0
Yes, on conservation training and skills.	0

* *But no address was given to respond to on one of the forms (WG)*

Other, please comment.

- 1 *Are you or your committee in constant touch with the original 'caretakers' of Preswylfa Court? HML Chilton?? To whom we pay an annual maintenance rent? (3)*
- 2 *Also information on how the council can compel individual houses to remove/replace windows where they have not gained permission. (11)*
- 3 *I would welcome working with residents where planning applications are rejected (18)*

8 Do you have any historical information, photographs or memories that you would like to share with us?

Yes 0 No 11

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES

WHEREAS the Council of the County Borough of Bridgend being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out to the properties identified in the same schedule and situate within the area shown edged red on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990,

AND WHEREAS the Council consider that development of the said description [would be prejudicial to the proper planning of their area] [and] [would constitute a threat to the amenities of their area] and that the provisions of paragraph 4 of Article 5 of the Town and Country Planning (General Permitted Development) Order 1995 apply,

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the schedule below.

THIS DIRECTION is made under Article 4(1) of the said Order and, in accordance with Article 5(4), shall remain in force until (being six months from the date of this Direction) and shall then expire unless it has been approved by the Welsh Government.

SCHEDULE

List of Permitted Development Rights to be removed from non-residential properties located within the Preswylfa Court Conservation Area through the implementation of an Article 4(1) Direction under the Town and Country Planning (General Permitted Development) Order 1995.

Part 2: Minor Operations

Class C: The painting of the exterior of any building or work being the painting of external walls that front onto the highway or open space.

Schedule of non-domestic properties in the Preswylfa Court Conservation Area affected by the proposed Article 4(1) Direction

Preswylfa Court

Flat nos. 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 & 48 Preswylfa Court.

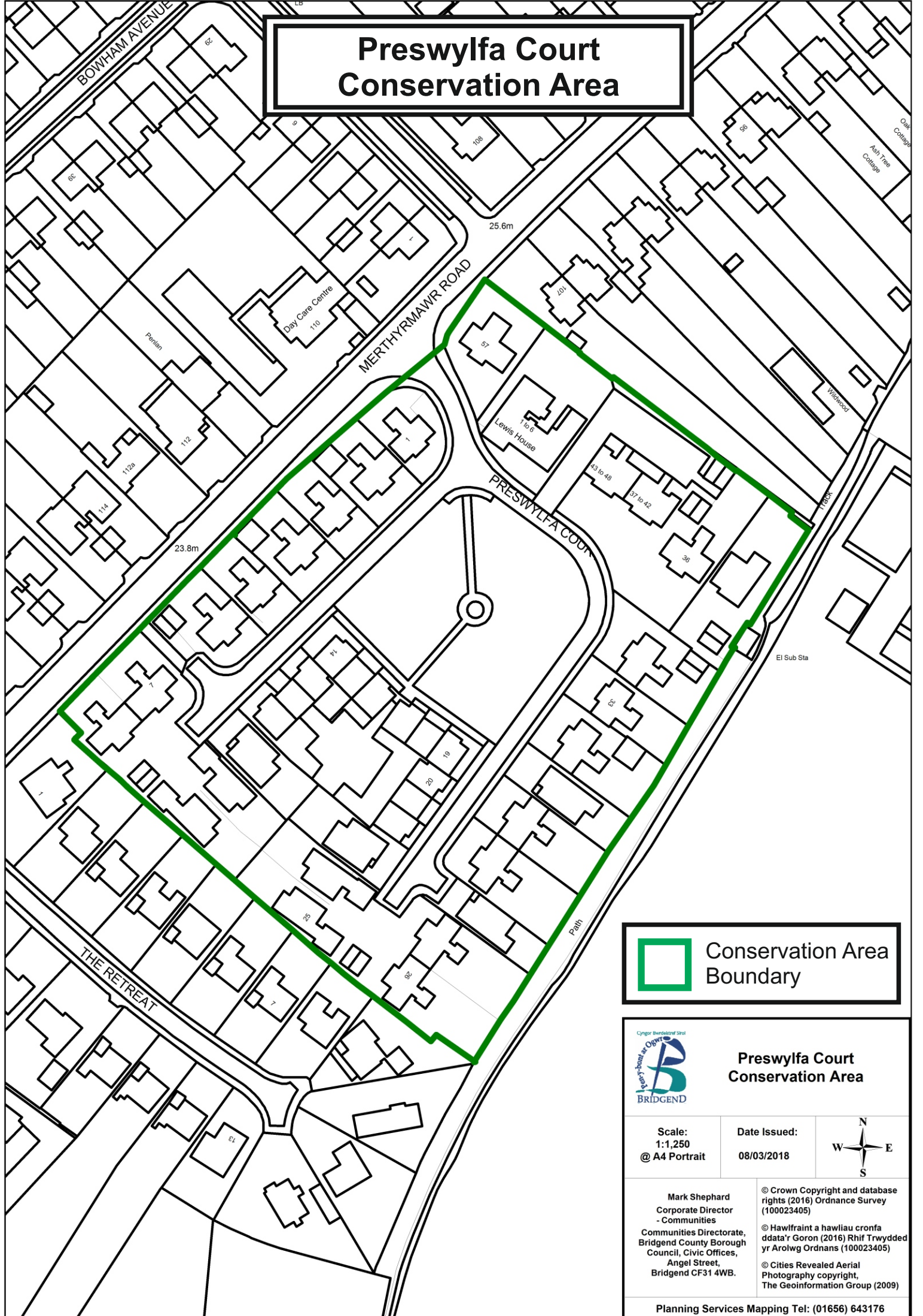
Given under the Common Seal of the County Borough Council of Bridgend
this.....day of.....2018.


THE COMMON SEAL of)
BRIDGEND COUNTY BOROUGH)
COUNCIL was hereunto affixed)
in the presence of:-)

MAYOR:

AUTHORISED SIGNATORY:

Preswylfa Court Conservation Area



 Conservation Area Boundary

 **Preswylfa Court Conservation Area**

Scale:
1:1,250
@ A4 Portrait

Date Issued:
08/03/2018



Mark Shephard
Corporate Director
- Communities
Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

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TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION UNDER ARTICLE 4(2)

WHEREAS the Council of the County Borough of Bridgend being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out to the properties identified in the same schedule and situate within the area shown edged green on the attached plan, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990,

AND WHEREAS the Council consider that development of the said description would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 7 of Article 6 of the Town and Country Planning (General Permitted Development) Order 1995 apply,

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the schedule below.

THIS DIRECTION is made under Article 4(2) of the said Order and, in accordance with Article 6(7), shall remain in force until (being six months from the date of this Direction) and shall then expire unless it has been approved by the Council.

SCHEDULE

List of Permitted Development Rights to be removed from residential properties located within the Preswylfa Court Conservation Area through the implementation of an Article 4(2) Direction under the Town and Country Planning (General Permitted Development) Order 1995.

The following 'schedule' and 'part' references relate to the Town and Country Planning (Permitted Development) Order 1995 Schedule 2.

*- indicates a permitted development right to be removed

Part 1: Development within the curtilage of a dwellinghouse

Class A: The enlargement, improvement or other alteration of a dwellinghouse comprising

- * Alteration of door and window openings, including heads, quoins and cills set in walls fronting a highway or open space.

Class D: The erection or construction of a porch outside any external door of a dwellinghouse fronting a highway or open space.

Part 2: Minor Operations

Class A: The erection or demolition of a gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse fronting a highway or open space.

Class C: The painting of the exterior of any part, which fronts a highway or open space of a dwellinghouse or any building or enclosure within the curtilage of a dwellinghouse.

Schedule of residential properties in the Preswylfa Court Conservation Area affected by this Article 4(2) Direction

Preswylfa Court

Nos. 1, 3, 5, garages associated with nos. 7 & 8, nos. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, garages associated with nos. 26 & 27, nos. 28, 31, 33, 35, and 57 Preswylfa Court

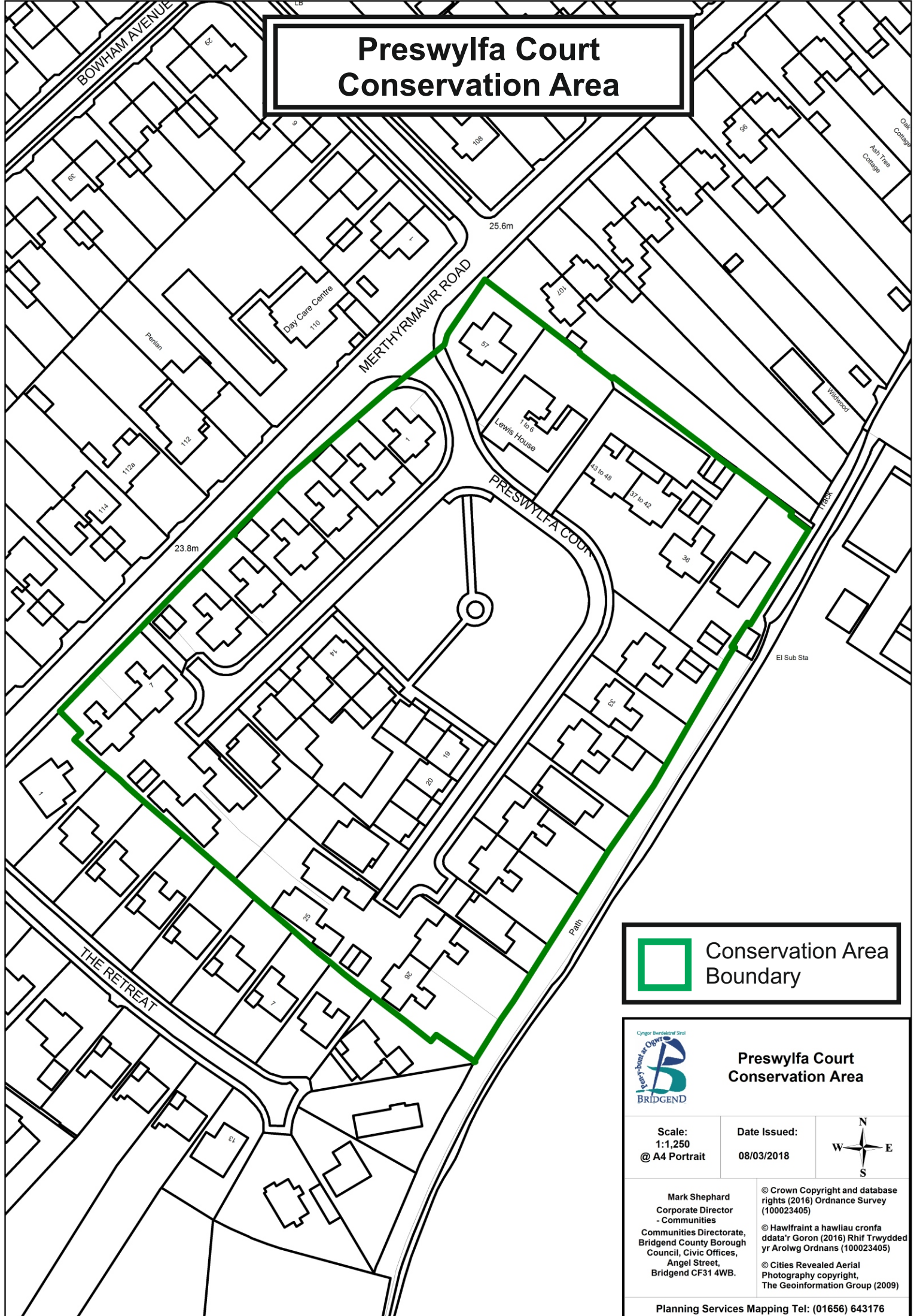
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THE COMMON SEAL of)
BRIDGEND COUNTY BOROUGH)
COUNCIL was hereunto affixed)
in the presence of:-)

MAYOR:

AUTHORISED SIGNATORY:

Preswylfa Court Conservation Area



 Conservation Area Boundary

 **Preswylfa Court
Conservation Area**

Scale:
1:1,250
@ A4 Portrait

Date Issued:
08/03/2018



Mark Shephard
Corporate Director
- Communities
Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

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Design Guidance for Preswylfa Court:

The following draft guidance is aimed at preserving and enhancing the distinctive character of Preswylfa Court Conservation Area if owners / occupiers are planning on repairs / maintenance to their listed or unlisted properties:

Proposed Work	Listed Buildings (see map)	Unlisted Buildings (see map)
Chimneys	Repaired as existing.	N/A
Roof	Repair / replace clay tiles to match existing.	Repair replace concrete tiles to match existing.
Rainwater Goods	Black cast iron / powder coated aluminium.	Black powder coated aluminium / UPVC.
Windows	1/1 timber sliding sash painted off white.	1/1 painted timber sliding sash white.
Window detailing		Cills & header detailing to be painted cream.
External Doors	Timber painted white.	Timber painted white.
Render	N/A	Unpainted or painted in natural stone colour or colour palette to be agreed.
Integral and detached garages - doors	Timber panelled/boarded, painted in dark brown or dark brown wood stain.	



Design Guidance (continued):

Proposed work	All Properties
Satellite dishes/ antennae/ aerials	To be located in least prominent location, position to be agreed.
Driveways	Repaired/replaced as existing.
Boundary treatments to rear gardens	Walls or close boarded timber fencing to max. 1.8m height. Fencing backing on to Merthyr Mawr Road should be painted in dark brown/black to be consistent.
Boundary treatments to front gardens	No enclosure with walls, hedges or fences.
Trees	No works to trees, including topping, lopping, felling etc without prior notification to Planning.

Further information and advice:

Information and advice on listed buildings and conservation areas is available at the Conservation and Design Team on (01656) 643614, (01656) 643175 or (01656) 815214, or by email on conservation&design@bridgend.gov.uk.

If you are unsure whether planning permission or any other consent may be required for alterations to your property please contact the planning department in writing, and copy the Conservation & Design team into correspondence. Contact details:

Planning Department
 Bridgend County Borough Council
 Civic Offices
 Angel Street
 Bridgend
 CF31 4WB
planning@bridgend.gov.uk



**PRESWYLFA COURT
 CONSERVATION AREA
 DRAFT DESIGN GUIDE**



**CONSERVATION AREAS IN
 BRIDGEND COUNTY BOROUGH**





Preswylfa Court Conservation Area:

Preswylfa Court is an area of significant architectural and historic interest, which includes an important group of Grade II listed buildings intermingled with modern dwellings designed to sympathetically compliment the area's historic character, landscape quality and setting of the historic buildings. Bridgend County Borough Council, through the designation of the Conservation Area on 1st February 2018, aims to work with owners and occupiers to preserve and wherever possible enhance the character of the area.

Historic Development of Preswylfa Court:

The older buildings are those that were built in phases from 1880 to 1902 as "Cottage Homes" for children. These later became known as Merthyr Mawr Road Children's Home and were renamed Preswylfa in 1950. These early buildings were built in an arts and craft style around a planned open space and are now detached and semi-detached suburban houses. Lewis House, formerly the administration building, now contains 6 flats. All these buildings were listed Grade II in 1997 (see map).

During the 1990s 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 infill housing development, intermittently dispersed between the historic buildings.

The central green, symmetrical road layout and open frontages to dwellings are all important features of the conservation area. The existing scattered trees on the central green are valuable in providing partial screening for properties facing this area as well as shelter, visual interest and other green infrastructure benefits.

The significance of the built form at Preswylfa Court:

The houses in Preswylfa Court which were built as part of the children's home are in bull nosed rubble with a plinth and freestone window dressings. The first floor windows rise through overhanging eaves with dormer type roofs and the tall hipped red tiled roofs have ridge cresting and finials, and blue brick capped rubble chimney stacks. The lean-to porches have a distinctive design.

The design of the infill housing in the 1990s is sympathetic to the earlier building scale and forms and includes the advancing gable ended wing, first floor windows with dormer gables, paired sash windows, the side location of the lean-to porch with similar support design; and rendered walls in a grey/brown colour which complements the earlier stone walls.

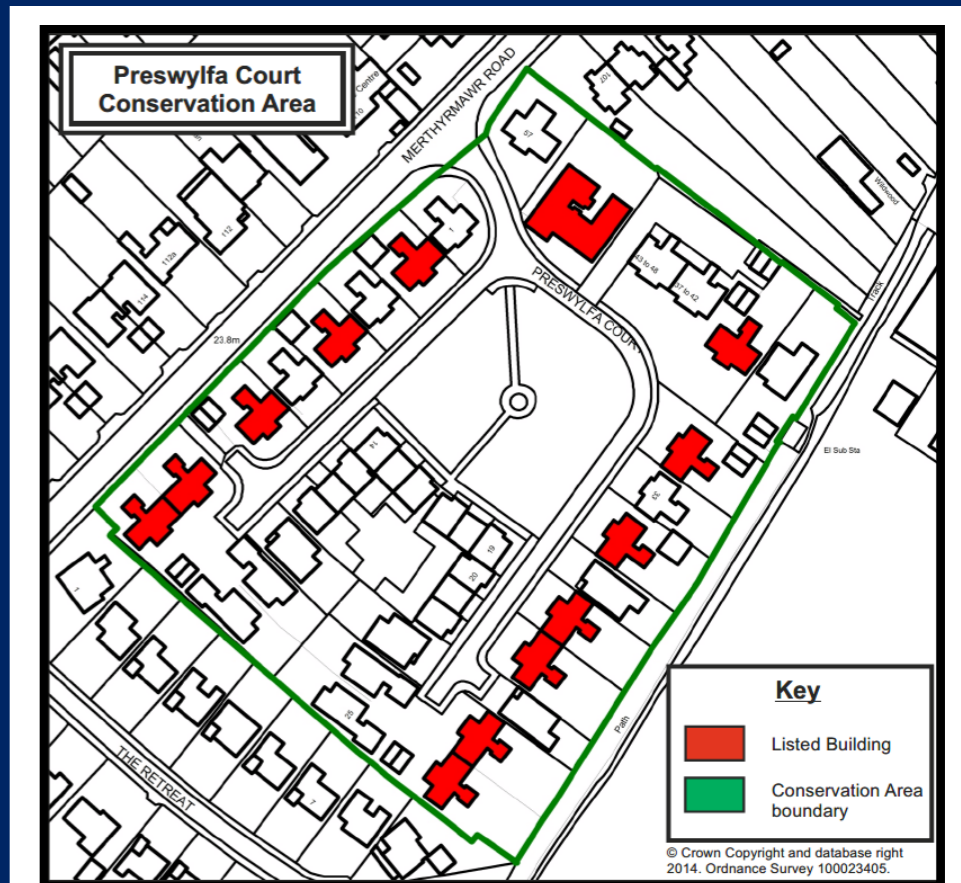
The need to designate a Conservation Area:

Owners and occupiers of the properties at Preswylfa Court were consulted on the proposed designation of the conservation area and there was an overriding appreciation of the quality of the area and the need to protect the character and enhance it. Whilst it was recognised that some inappropriate changes had already been made in the area, there was a general consensus that there was a need to arrest any further deterioration of the character of the area and having regard to these views, the Preswylfa Court Conservation Area was therefore designated on 1st February 2018.

There are 13 listed buildings within Preswylfa Court Conservation Area, which are some of the oldest buildings in the Merthyr Mawr Road area of Bridgend. Any proposal to alter extend or demolish a listed building may already require listed building consent.

In a conservation area, there are additional controls over demolition of buildings and structures, external cladding /finishes, works to trees and any alterations to chimneys and roofs. In addition, following consultation with owners and occupiers, Article 4 Directions have been made to bring under control including changes to external windows and doors, painting and boundary treatments. Any proposed works, however minor, should be discussed with conservation staff prior to commencement.

Planning authorities are required to preserve and enhance the character and appearance of conservation areas as a whole, not just the buildings within them. A major element in the character and appearance of many areas is trees and open spaces within them. Ill-considered works to trees can lead to the loss of the trees themselves, ruin the appearance of the surrounding area and spoil the setting of buildings nearby. Anyone proposing to carry out works to a tree in a conservation area must give written notice of at least six weeks to the local planning authority. Works include the 'cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction' of any tree with a diameter of 75mm or greater at 1.5m above ground level.



Please note that buildings/structures within the curtilage/same ownership of a listed building may be covered by the listing so before carrying out works, you should check with the Planning Department/Conservation & Design team.