

Llandaff Conservation Area Controls

This guidance note sets out in more detail the controls relating to the designation and the existing and new Article 4 Directions removing normal permitted development rights.

Many areas of special architectural or historic interest within Cardiff have been designated as conservation areas. The Council has a duty to preserve or enhance their character, particularly when making decisions on applications for development.

The legislation contained in the Planning Acts does not prevent development in conservation areas, but ensures that if it needs planning permission, the work does not detract from the area's character. Minor works or alterations that are known as 'permitted development' within the terms of the Planning Acts may not need planning permission. However, they can have an effect on conservation areas if they result in the erosion or loss of features that contribute to the special character of the area.

Planning controls within all conservation areas

- **Demolition** – Conservation Area Consent is required for the total or substantial demolition of buildings or structures.
- **Extensions** – more restrictions apply to alterations to dwellinghouses and the provisions for outbuildings/enclosures. Detailed technical guidance is available by searching '*Permitted development for householders*' at www.gov.wales.
- **Roofs** - planning permission is required for alterations to the roof of a dwellinghouse resulting in a material alteration to its shape, for example dormer windows. Permission is also required for rooflights on any slope.
- **Chimneys** - the installation, alteration or replacement of a chimney on a dwellinghouse.
- **Cladding** dwellinghouse walls in stone, artificial stone, pebble dash, render, timber, plastic, metal, tiles or through external wall insulation.
- **Satellite dishes** - planning permission is required to install an antennae on a chimney, wall or roof slope which fronts, and is visible from, a highway.
- **Trees** - six weeks written notice must be provided of the intention to carry out works (for example lop, top, prune or fell) to trees with a trunk diameter of 75mm or more measured at 1.5m above natural ground level.

Additional controls for Llandaff

As a result of the Article 4 Directions in place, the following additional work requires planning permission if it fronts onto a highway or open space. No fee is payable for this type of application.

Controls relating to **Dwellinghouses**:

- **Boundary demolition** - of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse and fronting a highway or open space (**this control introduced in 2018**).
- **Windows & doors** - the alteration, removal & renewal of all doors & windows in a house where they front a highway.
- **Porches** - the construction of a porch outside any external door which faces a highway.
- **Hardstandings** - the construction of a hard surface where it is nearer a highway than the dwelling.

The following controls apply to **all buildings** regardless of use:

- **Painting** - the covering of original walling material by painting & the changing of the colour of existing painted exterior walls, masonry or windows where they front a highway.
- **Boundaries** - the erection, improvement or alteration of a means of enclosure (walls, gates, fences) fronting a highway or open space.

The fact that an application is required as a result of an Article 4 Direction does not necessarily mean that permission will be refused. However, the planning authority will pay particular regard to the extent to which the proposals preserve or enhance the character or appearance of the area.

The aim of these Directions is to ensure that change is managed carefully. “Like for like” repairs will not need planning permission, however you may need to check with Building Control for compliance with building regulations (www.cardiff.gov.uk/buildingcontrol).

Pre-application enquiries can be submitted to determine both the need for consent and the scope for change (via the ‘Discretionary Pre-App’ process at www.cardiff.gov.uk/planning).

FAQs

Does an Article 4 Direction mean that we can never make any changes to our property again?

No. But it removes ‘permitted development’ rights and brings minor changes under planning control so that properly considered and informed judgements can be made. This is to ensure that the work proposed will not detrimentally affect the character of the conservation Area. The essence of planning in conservation areas is to manage change to make sure that development can happen but avoids harming the special qualities of the area.

How does an Article 4 Direction relate to the Conservation Area Appraisal?

The adopted 2005 Llandaff Conservation Area Appraisal (CAA) identifies what is special about the area. When the Council considers applications for development it will be used to make an informed judgement on whether or not the development is appropriate. It also makes recommendations for actions to be taken to preserve and enhance local character. The CAA is currently being reviewed. Public consultation will follow in 2018-19.

I live in a flat or building not in residential use, do the Article 4 Directions affect me?

Flats and most other uses do not benefit from “permitted development” rights. Consequently, with or without the Direction, if you want to make changes to the exterior of your property you will need planning permission. The additional Article 4(1) controls in place for Llandaff also remove permission for painting and for alterations to boundaries.

Do I require planning permission to carry out routine items of maintenance?

No, straightforward maintenance such as repainting a previously painted surface in a similar colour or replacing a bottom rail or a sash window in a matching form, would not require permission as this would be deemed a repair. Regular maintenance is actively encouraged.

Further information:

Visit www.cardiff.gov.uk/conservation or email conservation@cardiff.gov.uk

Useful background reading and information relating to traditional buildings:

- The Old House Handbook by SPAB: www.spab.org.uk/publications
- The Period Property Manual: www.rics.org/uk/shop
- Heritage House: www.heritage-house.org