

CARDIFF ROAD

article 4 (2) direction

In August 2007, a Direction under Article 4(2) of the Town and Country Planning General Permitted Development Order 1995 (as amended) became operative.

THIS MEANS THAT EVEN MINOR ALTERATIONS TO YOUR PROPERTY MAY REQUIRE CONSENT FROM THE COUNCIL, HOWEVER, NO FEE IS REQUIRED FOR PLANNING APPLICATIONS REQUIRED AS A RESULT OF THE DIRECTION.

Previously the following alterations were permitted development where they affected a single dwelling house. This meant that the alterations could be made without the need for an application for planning permission. Since the Article 4(2) Direction became operative it is now necessary to obtain consent from the Council before beginning the following minor development where it fronts the highway:

- the enlargement, improvement or other alteration of a dwelling house to include the removal of or the renewal of doors and/or windows
- any alteration to a dwelling house roof, which may include roof coverings, roof lights and solar panels
- the building of a porch
- the provision of a hard surface
- the erection (to include construction, maintenance, improvement or alteration) and demolition of a fence, gate, wall or other means of enclosure.

Planning permission would also be required for the erection, alteration or removal of any chimney on a dwelling house or a building within the grounds of a dwelling house.

The Direction will ensure that alterations are carried out to the general benefit of all property owners in the area. It will play an important role in ensuring that change is managed carefully and the architectural character of the area is maintained for future generations.

It should be noted that like for like repairs will not need planning permission, however, before commencing any such work you should check with officers of Strategic Planning and Environment on the need for consent and on the scope for change. You may also need to check with the Building Control Section for compliance with Building Regulations.

This guidance is expanded within an appendix to the adopted Cardiff Road Conservation Area Appraisal (July 2006).

REMEMBER! If you carry out a development or alteration which requires permission without obtaining it first, you may face enforcement action which could prove troublesome and costly.



CONSERVATION AREA

If you have any queries concerning any of the points raised in this leaflet, or would like a copy of the appraisal please contact:-

The Conservation Team, Strategic Planning,
Cardiff Council, County Hall, Atlantic Wharf,
Cardiff. CF10 4UW
Tel no: 029 2087 3431 / 3485 / 3480



CARDIFF

ornamentation

Many houses contain a variety of ornamental details ranging from stone features around doors & windows to decorative ridge tiles and finials on the roofs. These details contribute to the character of the house and should be retained or renovated where necessary. The concealment or removal of carved stone detailing around doors, windows & parapets can spoil a building. Often careful repair is possible as a alternative to removal.

brickwork

Care should be taken when re pointing to avoid damaging the appearance of facing bricks. Stone architectural details including lintels, sills and string courses should be cleaned. Specialist advice should be sought before cleaning and the method used should not damage the surface or erode any mouldings.

restoration

Discovering the original design or missing details is essential before any sympathetic restoration work is attempted. Begin by examining the details of a well conserved, contemporary neighbouring property. Alternatively, consult the local library. They may have early prints or photographs which may be of assistance.

There are a number of ways of finding the features you may require for your restoration work. Some decorative architectural items are now being made and are available as very good reproductions; it is possible to obtain new decorative ridge tiles and finials for instance. You should investigate the possibility of using newly made traditional materials where possible and avoid using salvage materials from unknown sources.

Most of the national amenity societies have good web sites as sources of advice. A search on the web for a specific item will often result in several relevant links and information.

trees

Trees in the Conservation Area are protected. Anyone wishing to cut down, lop, uproot or destroy any tree over 75mm in diameter measured at 1.0m above ground has to give 6 weeks notice to the Local Planning Authority of their intention.

Several Tree Preservation Orders are already in existence which cover certain trees in the Conservation Area.

Please contact the Tree Preservation Officer on (029) 2087 3178 for further advice.

living in a conservation area

your property is in the *Cardiff Road* Conservation Area

The area is prominently sited on the ridge of an escarpment rising from Pontcanna flood plain and is clearly defined by the park woodland and the road. The properties are generally of post - 1880 construction except for Howell's School which is the architectural centrepiece of the area. The designation of the Cardiff Road Conservation Area in 1975 gave formal recognition to the generally unspoilt architectural quality of the locality.

In July 2006, following an appraisal of the area, the boundary of the conservation area was extended to include Howells Crescent & Palace Road. The adopted appraisal sets out an account of the character of the area and a scheme for its enhancement. This includes guidance on how you can protect the character of the area too. The adopted appraisal is available from the Conservation Team or the Council's Web site.

If a building is Listed special controls apply which would override the following advice.

special planning controls

Conservation Area status means that the Council possesses a number of statutory powers to safeguard against some changes. These are special planning controls which relate to specific works which would normally be considered Permitted Development, i.e. works which would not require the benefit of planning consent. These are summarised below:-

wall surfaces

Planning permission is required for the covering of brickwork/stonework with any stone, artificial stone or timber facing or any other surface treatment.*

satellite dishes and other telecom equipment

Planning permission may be required for the installation or replacement of a satellite dish or other telecommunications equipment on a house where it fronts a highway, or within its grounds.*

demolition of buildings

Conservation Area Consent may be required for the total demolition of a building or structure over 115 cubic metres (including walls and out-houses). If demolition is being considered, then the Planning Department should be contacted.

roof extensions

Planning permission is required for the enlargement of a property through the construction of roof extensions or other roof alterations.*

NB: *A fee is payable for this type of application

design guidance

Generally a high standard of design for new buildings and for the alteration or restoration of existing properties will be expected. Any new buildings should be designed to harmonise in form and scale with the area. Existing buildings should be maintained and renovated with care and sensitivity.

The first principle of a Conservation Area is to preserve or enhance its special character.

The following guidance is expanded within an appendix to the adopted appraisal.

enclosures

Walls surrounding front or side gardens should be retained and not replaced with uncoordinated varieties of brickwork, block work or fencing.

porches

Original porches and openings should be retained or renovated where necessary using materials to match the original.

windows and doors

The type of windows make an important contribution to the style of a house. Original window styles should be retained where possible. Frosted or stained glass door panels and porch details should be retained. New windows should accurately reflect the style and opening methods of those originally fitted to the properties.

roofs

Generally, original roofing materials should be maintained. Reclaimed or new natural slates or tiles of the same colour should be used. A good quality textured synthetic tile is acceptable. Decorative ridge tiles & ornamental barge boards should be retained.

dormers and roof lights

Where loft conversions are possible, dormer windows and roof lights should not be visible from the street unless their design and materials of construction are in sympathy with the character of the property as a whole.

chimneys

The original stacks and pots are an integral part of the design of many buildings in the conservation area. If these become unsafe and require repair they should be rebuilt to the original height and design, even if no longer in use.

colour

Often bold or harsh colour on windows and walls can have a jarring effect on the street scene. Paler colours such as white or cream are often more appropriate.

conservation area

