

CONSERVATION AREAS



GENERAL INFORMATION

CARDIFF

what is a conservation area?

A Conservation Area is an area designated by the Council as an area of special architectural or historic interest. The designation of a conservation area enables the Council to monitor and guide change and to ensure that the character of the area is protected.

The decision to designate a Conservation Area is made after an appraisal and an assessment of the area.

There are 27 Conservation Areas within Cardiff. They vary greatly in size and character and range from the villages of St Fagans and St Mellons to more recent Edwardian suburbs. More information on each can be found on the Cardiff Council Website www.cardiff.gov.uk

The character of a Conservation Area is not only created by individual buildings, but also by groups of buildings and the relationship and quality of the space between them. Trees, landscape quality, road layout and street scenes all contribute to the character and quality of the area.

Historic character helps form our sense of place and identity. It adds to the quality of life and contributes to the development of a sustainable city.

The designation of a Conservation Area enables everyone to understand the significance of a historic area, and helps inform the way it is maintained and planning decisions are made.

Designation confirms and highlights an area's historic significance. Many properties have a quality of architectural detailing and craftsmanship that could not be matched today, and which contribute to the unique character of an area. Designation ensures that this special character can be protected.



what the protection means

Conservation Areas are designated and protected by the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. The statutory protection afforded by designation includes:

- A duty on local planning authorities to prepare proposals for the preservation and enhancement of Conservation Areas, and to have special regard for proposals affecting their character.
- The control of demolition – Conservation Area Consent may be required for the total or substantial demolition of a building or structure. If demolition is being considered then the Local Planning Authority should be contacted.
- Special planning controls for specific works, which would not normally require the benefit of planning consent. They include satellite dishes, telecom equipment, roof extensions and changes to wall surfaces.



trees

All trees in Conservation Areas (except very small ones) are protected. Owners and neighbours of trees should be aware that the controls not only relate to felling, but also to pruning of branches or roots, and operations such as changing ground levels or creating hard services near trees.

If you plan any work to a tree, you need to check its status with the Tree Preservation Officers in Strategic Planning, and make the appropriate application. No application will be unreasonably refused, and there is no fee for such applications. If a development proposal affects trees, the planning application will address the tree issues, and a separate tree application is not needed.

Trees make a special contribution to the character of Cardiff's Conservation Areas and this is why they are subject to special planning controls. For more advice on trees in your area contact the Tree Preservation Officers on (029) 2087 3189.



development in conservation areas

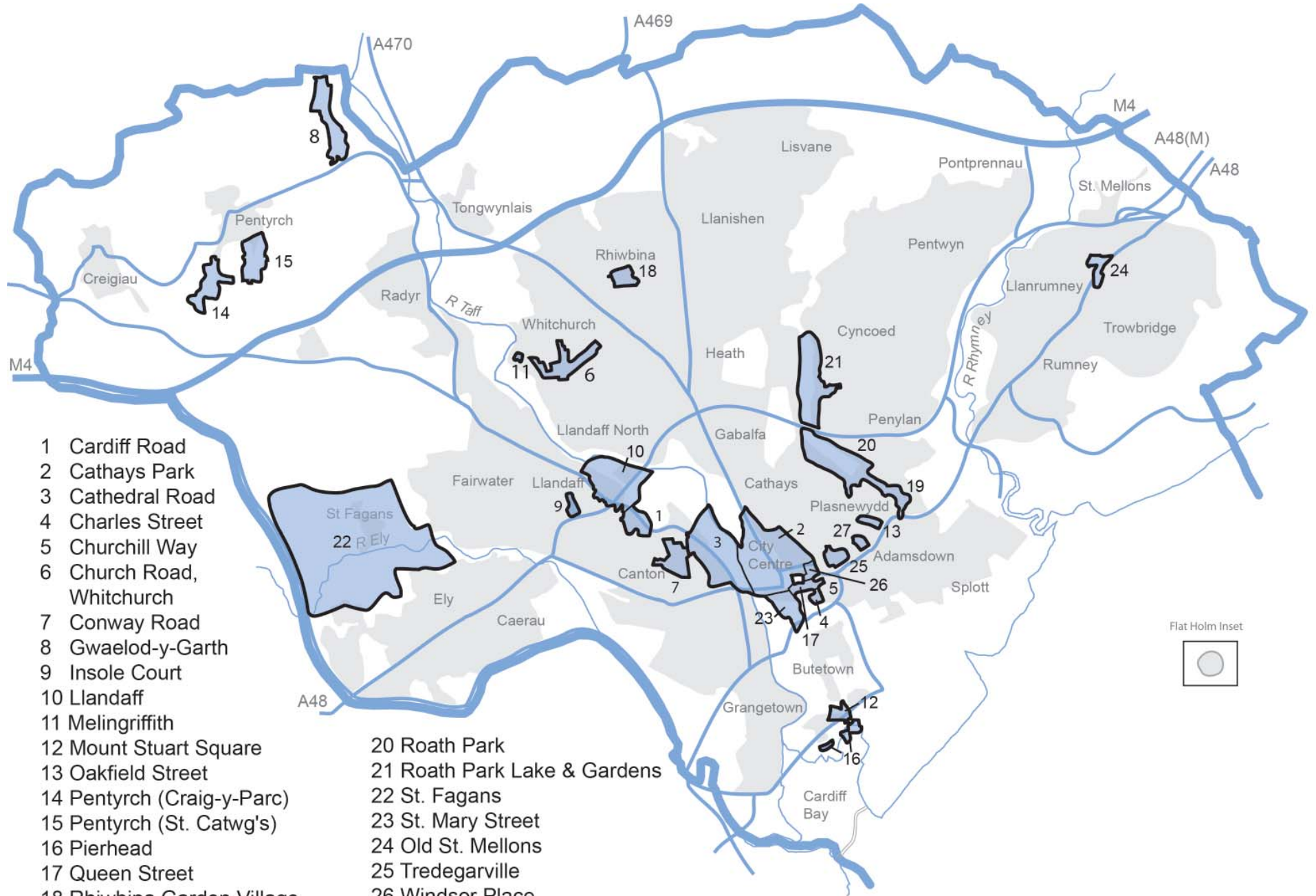
To ensure that areas of architectural or historical interest remain special, a number of policies are in place to help guide new development.

Policies for the protection of conservation areas and for securing good design are contained within the adopted Local Plan and the deposited Unitary Development Plan. These documents set out a framework for planning policy in Cardiff. Relevant policies relating to the protection of Conservation Areas are Policy 3 of the adopted Local Plan and Policy 2.53 of the deposited Unitary Development Plan. These only permit development within Conservation Areas that will "preserve or enhance the character and appearance of the area".

Relevant policies for securing good design are Policy 11 of the adopted Local Plan and Policy 2.20 of the deposited Unitary Development Plan. These require all new development in the city to be "of a good design, to pay proper regard to the scale and character of the surrounding environment and to not adversely affect the aesthetic quality of the area".

Planning applications in Conservation Areas should be supported by full detailed drawings and, where necessary detailed landscaping proposals. This enables a proper assessment of the proposal and its impact on the Conservation Area. Outline planning permission will not normally be granted for developments in Conservation Areas.

Conservation Areas

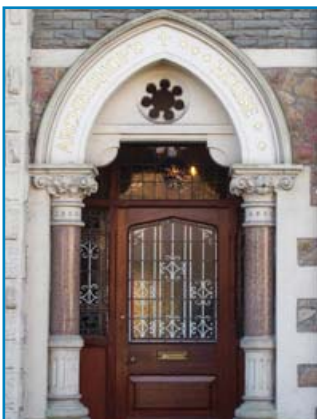


- 1 Cardiff Road
- 2 Cathays Park
- 3 Cathedral Road
- 4 Charles Street
- 5 Churchill Way
- 6 Church Road, Whitchurch
- 7 Conway Road
- 8 Gwaelod-y-Garth
- 9 Insole Court
- 10 Llandaff
- 11 Melingriffith
- 12 Mount Stuart Square
- 13 Oakfield Street
- 14 Pentyrch (Craig-y-Parc)
- 15 Pentyrch (St. Catwg's)
- 16 Pierhead
- 17 Queen Street
- 18 Rhiwbina Garden Village
- 19 Roath Mill Gardens

- 20 Roath Park
- 21 Roath Park Lake & Gardens
- 22 St. Fagans
- 23 St. Mary Street
- 24 Old St. Mellons
- 25 Tredegarville
- 26 Windsor Place
- 27 Wordsworth Avenue

article 4 directions

In Conservation Areas sensitive to minor change, additional controls may also apply. They are known as Article 4 Directions. When a Direction is in place, minor alterations to a building where it faces the highway, and that would not normally require planning permission, may require consent. This is to ensure that minor developments in Conservation Areas are in keeping with their special character. A Direction also plays an important role in retaining original architectural detail. There are no fees required for the submission of an application as a result of an Article 4 Direction. For more advice contact Development Control on (029) 20871135.



The Council has established a number of Conservation Area Advisory Groups to represent local interests in Conservation Areas. The groups also comment on planning applications in Conservation Areas prior to their assessment by Planning Committee.

Local communities and groups can also help to ensure that a Conservation Area is well cared for and through partnership, promote an understanding of the historic significance of the area.

If you would like advice on Cardiff's Conservation Areas or can provide information, which contributes to the understanding of its special character, please contact the Conservation Team.

A Welsh language leaflet is available.



Contacts

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