

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order
1995

**DIRECTION MADE UNDER ARTICLE 4(1) OF THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
RESTRICTING PERMITTED DEVELOPMENT RIGHTS IN RELATION TO
PROPERTIES IN THE ABERDARE CONSERVATION AREA**

STATEMENT OF REASONS FOR MAKING DIRECTION

Introduction

The above Direction (an "Article 4(1) Direction") has been made restricting the Permitted Development Rights of all properties that are not dwellinghouses within the Aberdare Conservation Area. The Permitted Development Rights of dwellinghouses and their curtilages have also been restricted through the making of a Direction under Article 4(2) of the above Order.

A Description of Aberdare Conservation Area

Aberdare Conservation Area was designated in 1989, and consists of the historic Victorian core of the town centre. The buildings in the Conservation Area are largely commercial in nature, consisting of shops, offices, banks, food and drink establishments and other uses one would normally expect to find in a town centre. There are also some residential properties within the Conservation Area

A striking feature of Aberdare Town Centre is that it has an oval plan form around St Elvan's Church in the centre. A large percentage of buildings built in the Victorian era are outwardly in their original form. Although certain aspects of such buildings' characters have been eroded, within the town there are numerous examples of original features that have survived.

Grounds on which the Article 4(1) Direction is Needed

The Council is concerned that further erosion of the character of the Conservation Area will prejudice the visual amenities of the Conservation Area, as well the proper planning of the area, through failing to preserve or enhance the Conservation Area.

Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 1995 are limited for most properties within the Conservation Area. However, the Council is concerned regarding the scope that still exists to remove, alter and replace features in an unsympathetic manner, without needing the benefit of express planning permission. It is considered that this could significantly contribute to further erosion of character of the Conservation Area.

To this end, the Draft Aberdare Conservation Area Appraisal and Management Plan recommends the making of an Article 4(1) Direction to control details of certain minor works.

The decision has therefore been made to remove Permitted Development Rights for the following works to be carried out to those properties that are not dwellinghouses:

Part 2, Class A: The erection, construction, maintenance, improvement or alteration of a gate, wall fence or other means of enclosure that fronts on to a highway or open space.

Many of the buildings within the Conservation Area abut the public realm. However, the good quality stone walls in existence, even those fronting “back lanes”, assist to reinforce a sense of Aberdare being of substantial importance. The Council is keen to ensure that the maintenance, improvement and alteration of such walls are carried out in a sympathetic and sensitive manner, where they front a highway or open space. Where such walls require replacement, or new walls are proposed, the Council wishes to ensure that they are built using appropriate materials and with a high quality standard of workmanship.

Part 2, Class C: The painting of the exterior of any building or work, being the painting of external walls that front on to a highway or open space.

The buildings in Aberdare are largely finished in neutral-coloured render, with a variety of detailing used. Some buildings are faced in brick and some, particularly the larger, more important buildings, are faced in natural stone. The Council is concerned that the application of paint to the facades of the buildings could significantly alter the character of the Conservation Area, particularly if used on bare facades, or bright colours are used on those that are currently of more neutral colour.

Part 31, Class B: Any building operation consisting of the demolition of the whole or any part of the whole of any gate, fence, wall or other means of enclosure and fronting a highway or open space.

As stated above, the good quality stone walls in existence, even those fronting “back lanes”, assist to reinforce a sense of Aberdare being of substantial importance. The Council is keen to ensure that the part or whole demolition of such walls is controlled, and that this is only permitted where absolutely necessary.

Publicity

Given the numerous amount of properties within Aberdare Conservation Area, the Council consider that the number of owners and occupiers to which the Article 4(1) Direction relates makes individual service of notices impracticable, as it will be difficult to identify all affected. Therefore, the Council has opted to publish notice of the Direction in the local weekly newspaper, the “Cynon

Valley Leader”, in accordance with Article 5(12) of the Town and Country Planning (General Permitted Development) Order 1995. However, in order to ensure maximum publicity for the Direction, the Council also has sent a letter to all available addresses affected by the Direction and the local Chamber of Trade and Commerce advising of the Direction. Notices of the Article 4(1) Direction have been placed in the local area. The decision of the Welsh Ministers to confirm the direction or otherwise will be publicised in the same way.

The Article 4(1) Direction and Statement of Reasons are available for viewing on the Council’s Website, in Aberdare Library, in the main Council Offices in Aberdare (Rock Grounds) and in the Council’s Development Control Office (Sardis House, Pontypridd).

A summary of all representations received in respect of the Article 4(1) Direction will be made available on the Council’s Website and by post on request, as soon as practicable following the close of the consultation period, and shall be removed from the Website not less than three months following the decision of the Welsh Ministers.

Photographs



Canon Street



High Street



Cardiff Street



Market Street



Commercial Street



Victoria Square



Duke Street



Example of Stone Wall