

Crickhowell and Llangattock Conservation Areas

Name of Committee	National Park Authority
Date	7 th August 2020
Report Author	Janet Poole
Job title	Senior Built Heritage Officer
Contact Details	Helen.lucocq@beacons-npa.gov.uk
Purpose of Report	To seek member approval for Crickhowell and Llangattock Conservation Area Appraisals; and to designate reviewed boundaries, including splitting the existing conservation area into two.
Single Integrated Assessment	N/A
List of Enclosures	<p>Enclosure 1 - Crickhowell Conservation Area Appraisal</p> <p>Enclosure 2 - Llangattock Conservation Area Appraisal</p> <p>Enclosure 3 – Proposed boundary for Crickhowell</p> <p>Enclosure 4 – Proposed boundary for Llangattock</p> <p>Enclosure 5 – Summary of public consultation undertaken</p> <p>Enclosure 6 - Schedule of consultation responses</p>
Public Interest Test	N/A
Recommendation(s)	<p>a) To approve the conservation area appraisal and designate the proposed new boundary for Crickhowell</p> <p>b) To approve the conservation area appraisal and designate the proposed new boundary for Llangattock</p>

1.1 Introduction

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities (LPA's) to determine and review their locality to define 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and to designate them as Conservation Areas.

The Crickhowell and Llangattock Conservation Area is one of four conservation areas within the Brecon Beacons National Park and is an early designation following the 1967 Civic Amenities Act. Under the 1990 Act regular reviews of Conservation Areas are now carried out on a 5 year cycle to ensure that the designated area continues to demonstrate clear architectural and historic interest; establish whether boundaries need amendment; and identify potential measures for enhancing and protecting the Area. In 2009 members resolved to carry out a rolling program of Conservation Area Appraisals (CAA's) to meet its responsibilities under the 1990 Act. Brecon, Hay on Wye and Talgarth Conservation Area appraisals and boundary reviews were approved and designated between 2010 and 2016. The Crickhowell and Llangattock Conservation Area is the last to be reviewed.

In September 2019 the National Park Authority approved for consultation the draft conservation area appraisal and proposed new boundary for Crickhowell. The draft conservation area appraisal and the proposed amendments to the boundary for Llangattock was approved for consultation by the National Park Authority in October 2019.

1.2 Public Consultation

A 12 week consultation for the draft appraisals and proposed amendments to the conservation area boundary commenced on 28th November 2019. A summary of the public consultation carried out is set out in Enclosure 5.

1.2 Summary of Responses

Twenty five responses, were received during the consultation period relating to the conservation area appraisals and boundary review. The comments received and the BBNPA responses and recommendations are provide in Enclosure 3. Many of the responses raised a number of points. A breakdown of the comments received are set out below:

- 2 objections to the principle of a conservation area
- 5 respondents offered general support for the appraisal documents.

- 3 objections were received to the inclusion of Rectory Road and the west side of Llanbedr Road, Crickhowell within the conservation area.
- 3 respondents suggested further extensions to the boundary in Crickhowell: the recreation ground at the top of Rectory Road; the grass bank on Llanbedr Road; and the Televillage development at Upper House Farm.
- 1 respondent suggested extending the conservation area in Llangattock to include the group of buildings and structures by the canal and the section of canal.
- Support for areas deleted from the conservation area; (Crickhowell - 1); (Llangattock - 2).
- Support for areas to be included within the conservation area: (Crickhowell - 3); (Llangattock – 2).
- 2 objections received to the exclusion of part of Castle Road and Orchard Lane from the conservation area in Crickhowell.

A number of other issues were raised including on-street parking; amount of traffic on narrow historic streets; methods of traffic management; restoration of cobbled and stone flag pavements; street lighting; and loss of boundary walls.

The majority of the proposed changes are to the recommendations in the Management Plan section of the appraisal. However, as result of the consultation, the Orchard Lane area in Crickhowell was reassessed and it was concluded that it should remain within the conservation area.

1.3 Proposals

The review of the conservation area for each settlement found that their elements including architectural quality; materials; boundaries, and green spaces continue to be of a quality commensurate with conservation area status. A key change to the boundary is to create two separate conservation areas for each settlement. The character appraisals for each conservation area can then provide a detailed assessment tailored to each settlement's characteristics.

Crickhowell

The following amendments to the conservation area boundary are proposed:

1. Llanbedr Road (west)

The inclusion of part of the Llanbedr Road (west side) comprising an attractive terrace of houses, including some that are listed. The row of houses are part of the 19th century suburban expansion of Crickhowell.

2. Rectory Road

The inclusion of Rectory Road running parallel with Llanbedr Road to the North West.

3. Bullpit Picnic Site

The inclusion of the Bullpit Picnic site alongside the River Usk on the northwest side of Crickhowell Bridge. This provides an important area of amenity space for the town and also is visually important in the foreground of the town as it steps up the slope away from the river.

4. 1-10 Lllys yr Afon and Glan Yr Afon, off Castle Road

It is proposed to exclude the modern housing development of 1-10 Lllys Yr Afon and Glan Yr Afon. When the conservation area was first designated, Glanyrafon, an early 19th century, small country house was still present. By the 1980s modern social housing had been built in its grounds and in 1993 a planning application to demolish Glanyrafon and replace it with 10 dwellings was granted permission. It is likely that this area was originally included within the conservation area because of historic house. This part of the conservation area changed irrevocably prior to the formation of the National Park Authority. Other than the high, former garden wall once associated with the demolished Glanyrafon, the housing estate does not contribute to the quality of the conservation area.

In the appraisal presented to the NPA in September 2019 it was proposed to delete an area of Orchard Lane from the conservation area. However, as a result of the consultation, a further review of Orchard Lane has been carried out. As a result of this further review it is considered that the existing boundary should remain in this part of the conservation area. Important views of St Edmunds Church are obtained from this part of Orchard Lane and the area is relevant to the church's setting.

Llangattock

The following amendments to the conservation area boundary are proposed:

1. Ty Gardd and grounds to the Old Rectory Hotel

It is proposed to include Ty Gardd and more of the grounds around the Old Rectory Hotel on the northwest side of the conservation area. An extended boundary to include the attractive stone built Ty Gardd, the stabling to the rear of Llangattock Court

and the former orchards and grounds to the rear of the hotel provides a more accurate reflection of the special character of the conservation area.

2. 1 – 8 Park Drive

It is proposed to exclude the row of modern bungalows on Park Drive since they following national house building style rather than reflecting the materials or style of the traditional buildings in Llangattock. Therefore as a group they do not easily meet the current criteria for designation. The line of the boundary around the Old Rectory was previously quite arbitrary and therefore a small extension has been proposed. The boundary has been amended to follow a more coherent line and also acknowledge the significance of the grounds to the setting of the Old Rectory and the conservation area.

1.4 Implications

There are positive implications on the basis that up to date conservation area appraisals serve to reinforce each settlement's special architectural and historic interest and raise awareness of their special qualities.

There will be some impact on resources in relation to implementing some of the recommendations in the Management Plan chapter.

1.5 Risk

The Conservation Area in Crickhowell has not been reviewed since its inception in 1969. Failure to take forward this review would put the NPA at odds with the duty set out in the Planning (Listed Building and Conservation Areas) Act 1990.

1.6 Conclusion

Officers are now seeking to complete the programme of review for the Crickhowell and Llangattock Conservation Area. Members are asked to consider the contents of the Appraisals, schedules of responses and this report and to approve the following recommendations:

RECOMMENDATIONS:

- a) To approve the conservation area appraisal and designate the proposed new boundary for Crickhowell.**
- b) To approve the conservation area appraisal and designate the proposed new boundary for Llangattock.**