

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995**

DIRECTION UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES

WHEREAS the Council of the County Borough of Rhondda Cynon Taf being the appropriate local planning authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out to the properties identified in Schedule 2 and situated within the area shown edged green on the attached plan ("The Aberdare Conservation Area"), unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990,

AND WHEREAS the Council consider that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 4 of Article 5 of the Town and Country Planning (General Permitted Development) Order 1995 apply,

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development of the descriptions set out in Schedule 1 below on the said land set out in Schedule 2 below.

THIS DIRECTION is made under Article 4(1) of the said Order and, in accordance with Article 5(5), shall remain in force until 11th June 2009 (being six months from the date of this Direction) and shall then expire unless it has been confirmed by the Welsh Ministers.

~~Objections to the Order together with the grounds on which they are made must be sent in writing to Helen Winsall - Major Development Team Leader, Development Control, Rhondda Cynon Taf CBC, Sardis House, Sardis Road, Pontypridd, CF37 1DU or submitted by email to planningservices@rhondda-cynon-taff.gov.uk by 16th January 2009.~~

SCHEDULE 1

List of Permitted Development Rights to be removed from all properties that are not dwellinghouses located within the Aberdare Conservation Area through the implementation of an Article 4(1) Direction under the Town and Country Planning (General Permitted Development) Order 1995.

For the purpose of this Schedule:-

References to 'Class' and 'Part' relate to the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2.

Part 2: Minor Operations

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 being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being the development comprised within any other Class.

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 being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being the development comprised within any other Class.

Part 31: Demolition of Buildings

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 being development comprised within Class B of Part 31 of Schedule 2 to the said Order and not being the development comprised within any other Class.

SCHEDULE 2

Properties affected by the Article 4(1) Direction

All properties that are not dwellinghouses in the Aberdare Conservation Area including (but not exclusively) the following:

1, Boot Lane

11,12, 13, 54, 55, 56, 56b, Bute Street

1, 2, 3, 4, 5, 5 (first floor), 6, 6a, 7, 7a, 8, 9, 10, 10 (first floor), 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 21a, 22, 22 (first floor), 24, 24 (Flat 1), 24 (Flat 2), 24 (Flat 3), 25, 25 (first floor), 26, 27, 27 (first floor), 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 40 (first floor), 41, 42, Aberdare Constitutional Club, Constitutional Buildings, Creations Unisex Hair Salon, Top Ten Bingo, Canon Street

1, 2, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, Celebration Cards, Elegant Shoes, QS, Cardiff Street

St Elvan's Church, Church Street

1, 2, 3, 4, 5, 6, 7, 8, 9,10, 11, 12, 13, 13a, 14, 14a, 17, 17a, 18, 19, 19a, 20, 33, 34, 35, 36, 37, 38, 38a, 39, 40, 41, 43, 44, 45, 45a, 45b, 46, 47, 48, 49, 49a, 49b, 50, Commercial Street

1, Unit 3 National Court Building, Unit 4 National Court Building, Unit 5 National Court Building, Unit 6 National Court Building, Unit 6 (first floor) National Court Building, Cross Street

16,17,18, 43a, A & A Motors, Dean Street

13, 14, 15, 16, 16a, 17, 17a, 18, 18a, 19, Duke Street

Siloa Chapel, Green Street Methodist Church, St John the Baptist Church, Green Street

Bethania Chapel, Former Sunday School, Griffiths Street

2, 3, 4, 5, 6, 26, 27, 27a, 27b, 28, 28a, 42, 43, Central Library, Rock Grounds, St Davids Community Mental Health Team Building, Telephone Exchange, Town Hall, High Street

1, 1a, 2, 3, Trinity Church, Maendy Place

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 1 Boot Chambers, 2 Boot Chambers, New Market Tavern, Old Courthouse Amusements, The Market, Market Street

Calfaria Chapel y Bedyddwyr, Exchange Buildings, Monk Street

1, 3, 4, 4 (first floor), 5, 6, 7, 8, 9, 10, 11, 11a, 11b, 12, 13, 14, 15, 16, 17, 18, 19, 20, 20a, 21, 22, 22a, 23, 24, 25, 25a, 26, 27, 27 (first floor), 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, Victoria Hall, Victoria Square

16, 17, 18, 18a, 18b, 18 (Flat 1), 18 (Flat 2), 18 (Flat 3), 18 (Flat 4), 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 28a, 28b, 29, 29 (first floor), 30, 31, 31 (Flat 1), 31 (Flat 2), 31 (Flat 3), Whitcombe Street

104, Wind Street

Dated this.....^{11th}.....day of.....December.....2008.

THE COMMON SEAL of
Rhondda Cynon Taf County Borough COUNCIL
was hereunto affixed
In the presence of:-

AUTHORISED SIGNATORY:

I HEREBY CONFIRM, ON BEHALF OF THE WELSH MINISTERS, THE FOREGOING ORDER SUBJECT TO THE MODIFICATION SHOWN IN RED THEREON.

Rosemary Thomas
MRS R.F. THOMAS
HEAD OF PLANNING DIVISION

SIGNED UNDER AUTHORITY OF THE MINISTER FOR ENVIRONMENT, SUSTAINABILITY AND HOUSING, ONE OF THE WELSH MINISTERS.

DATED: 4 MARCH 2009



AUTHORITY	
MINUTE No.	
SUB CTTEE	
CTTEE	CABINET
DATE	17/11/08
SO.	P.PRS
CTTEE	
CHAIRMAN	
VICE CHMAN	
DATE	
CERTIFIED	

93431/2



STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
 TRIFAETH CARMEN | BYFODOL SICR

Drawing Title
Aberdare Conservation Area

Date
13/10/08

Scale
1/2500

Location
e: 300228, n: 202598

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