

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

**DIRECTION UNDER ARTICLE 4(2)**

**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 is satisfied that it is expedient that development of the said descriptions should not be carried out to the properties identified in Schedule 2 within the Aberdare Conservation Area unless permission is granted for it on an application,

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4(2) 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(2) of the said Order and, in accordance with Article 6(7), shall remain in force until 11<sup>th</sup> June 2009 (being six months from the date of this Direction) and shall then expire unless it has been confirmed by the Council.

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](mailto:planningservices@rhondda-cynon-taff.gov.uk) by 16<sup>th</sup> January 2009.

**SCHEDULE 1**

List of Permitted Development Rights to be removed from dwellinghouses located within the Aberdare Conservation Area through the implementation of an Article 4(2) Direction under the Town and Country Planning (General Permitted Development) Order 1995.

For the purpose of this Schedule:-

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

"Relevant location" means a highway, waterway or open space.

“\*” indicates a permitted development right to be removed.

### **Part 1: Development within the curtilage of a dwellinghouse**

**Class A:** The enlargement, improvement or other alteration of a dwellinghouse comprising

- \* Removal, renewal, installation or alteration of doors, doorframes, windows and window frames, set within walls of the dwellinghouse and fronting a relevant location
- \* Alteration of door and window openings, including heads, quoins and cills and creation of new door and window openings set within walls of the dwellinghouse and fronting a relevant location
- \* Removal, renewal, installation or alteration of a chimney and chimney pots where any part of such removal, renewal, installation or alteration would front a relevant location
- \* The application or removal of render, pebbledash or any similar surface finish to the walls of a dwellinghouse fronting a relevant location

being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being the development comprised within any other Class.

**Class C:** Any other alteration to the roof of a dwellinghouse fronting a relevant location being development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being the development comprised within any other Class.

**Class D:** The erection or construction of a porch outside any external door of a dwellinghouse fronting a relevant location being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being the development comprised within any other Class.

**Class H:** The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse where the part of the building or other structure on which the antenna is to be installed, altered or replaced fronts a relevant location being development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being the development comprised within any other Class.

### **Part 2: Minor Operations**

**Class A:** The erection, construction, maintenance, improvement or alteration of a gate, wall, fence or other means of enclosure within the curtilage of a dwellinghouse and that fronts on to a

relevant location 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 part, which fronts a relevant location, of a dwellinghouse or any building or enclosure within the curtilage of a dwellinghouse 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 within the curtilage of a dwellinghouse and fronting a relevant location 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(2) Direction**

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

- 71, Bute Street
- 2, 3, Cross Street
- 2, Victoria Square
- 2b, Wind Street

Dated this...11<sup>th</sup>.....day of...December...2008.

**THE COMMON SEAL** of )  
**Rhondda Cynon Taf County Borough COUNCIL** )  
 was here unto affixed )  
 In the presence of:- )



AUTHORISED SIGNATORY:

*G. Williams*

I HEREBY CONFIRM, ON BEHALF OF  
 RHONDDA CYNON TAF COUNTY BOROUGH  
 COUNCIL, THE FOREGOING ORDER

SIGNED: X *G. Williams* X

COUNCIL AUTHORISED OFFICER


DATED: 3<sup>rd</sup> MARCH 2009  
6<sup>th</sup>

AUTHORITY	
MINUTE No.	
SUB.CTTEE	
CTTEE	CABINET
DATE	23/02/09
SO.	P.PRS
CTTEE	
CHAIRMAN	
VICE CHAIRMAN	
DATE	
CERTIFIED	<i>SM</i>

AUTHORITY	
MINUTE No.	
SUB.CTTEE	
CTTEE	CABINET
DATE	17/11/08
SO.	P.PRS
CTTEE	
CHAIRMAN	
VICE CHAIRMAN	
DATE	
CERTIFIED	<i>SM</i>

*9344/1/2*  
*9463/11*  
*1459/2009/2*



 <p>STRONG HERITAGE   STRONG FUTURE  <b>RHONDDA CYNON TAF</b>          TREFIADAETH CADWNI   BFFODON SICR</p>	<p><b>Drawing Title</b>          Aberdare Conservation Area</p>	<p><b>Date</b>          13/10/08</p>	<p><b>Scale</b>          1/2500</p>	<p><b>Location</b>          e: 300228, n: 202598</p>
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	<p>Athgynhwyd o Ffynfwr Ordnance Survey gyda chaniatâd Rheolwr Llyfrau Ei Mawrdddi (C) Hawffainny Gwern. Ymas atgynhwyd hwn a wneir yn hwni Hawffainny Gwern a gall arwain at zhymlid neu achosion i'f. REF Y IRWYDDED LA 100023438, 2004</p>			

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