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Conservation Area Character Appraisal and Management Plan

Llanelli Conservation Area

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Executive Summary

The Llanelli Conservation Area was designated in 1971. It is now appropriate and necessary to take stock of the significance of this area, consider whether the existing boundaries are appropriate and to produce a robust appraisal document which will guide the future management, preservation, and enhancement of the area. That is the aim of this document.

The area has a multi-layered history, mostly derived from its 18th and 19th Century industrial development. This historic evolution has left a legacy of architectural interest and character which it is desirable to preserve or enhance. The following are considered to be the key significant characteristics of the area:

1. The location of St Elli's Church from which the town grew
2. A Welsh centre for industry which supported its growth as well as those of surrounding towns through its coastal position
3. Llanelly House, a significant building of national importance
4. A number of notable families, people and events helped grow and sustain the importance of the town

It is concluded that the areas' conservation area status should remain, but that consideration be given to create two new conservation areas to provide additional protection to some of the towns architectural and historic heritage.

The next step is to find out what people think of this analysis and the proposals to alter the conservation area boundary.



1.0 Introduction

1.1 Purpose and Scope of the Report

This report has been prepared by Donald Insall Associates (Insall) in response to a brief issued by Carmarthenshire County Council (CCC) for the preparation of a Conservation Area Appraisal and Management Plan for the Llanelli Conservation Area. This report has been funded through a grant from the Community Renewal Fund. The aim of the project is to study and assess the existing Conservation Area to understand and articulate what makes it special, consider whether the existing boundaries are appropriate and to produce a robust appraisal document which will guide the future management, maintenance, and development of the area. This document is intended for use by building owners who wish to undertake work on their properties, by architects and developers when considering change to existing buildings and by Local Authority staff to aid them in making decisions.

The report is set out in 4 parts:

Understanding the area: This consists of a summary of the area, its historic development and significance.

Site appraisal: This sets out key elements of the Conservation Area (CA) and how they contribute to its character, appearance, and significance.

Issues, threats, and management: The report continues with observations around specific issues and threats and sets out a series of principles to help guide future development whilst ensuring that the special interest of the area is preserved and where possible enhanced.

Opportunities: This section elaborates on opportunities that have been identified to inform the concluding section.

1.2 Defining Conservation Areas

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'

CAs are distinct parts of the historic environment designated by Local Planning Authorities for their special architectural or historic interest. Architectural interest could include a good example of a particular type of settlement, town planning, or a group of buildings of distinctive regional or local style or of high architectural quality. Historic interest is associated the historic evolution of a place, a particular period or with social, economic, or cultural movements such as early industrial housing and areas where archaeological, architectural, or topographical evidence of the origins and main periods of development have survived particularly well. Character is expressed through such things as building styles, materials, street layouts, land use and periods of development.

Within the planning system, applications for change within a CA are assessed to understand the effect that the development might have on significance. Significance is one of the guiding principles running through Planning Policy Wales 2021 (PPW). This may be archaeological, architectural, artistic, or historic significance and it may derive not only from a physical presence but also from its setting.

Additional regulatory controls are placed upon certain works within CAs, including demolition, works to trees and advertisements. All planning decisions are required to be assessed against the significance of the area to ensure it is maintained and where possible enhanced.

This document sets out the significance and character of the area to aid those applying for change or making decisions can understand where proposals may impact upon this and determine whether this is a positive or negative change.

1.3 Summary of Related Legislation, Policy, and Guidance

The key provisions for conservation area designation and management are set out in legislation, government planning policy and guidance. This includes:

The Planning (Listed Buildings and Conservation Areas) Act

Well-being of Future Generations (Wales) Act 2015

Planning Policy Wales, Edition 11 February 2021

Planning Policy Wales Technical Advice Note 24: The Historic Environment, 2017

Managing Conservation Areas in Wales, Cadw, 2017

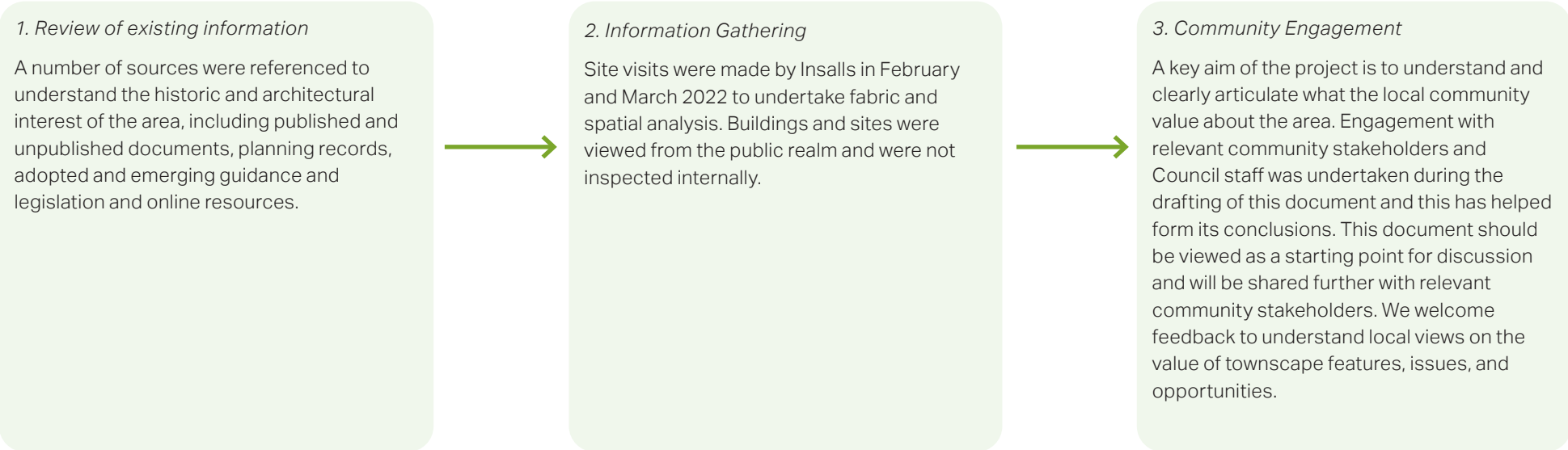
South West Wales Regional Economic Delivery Plan, September 2021

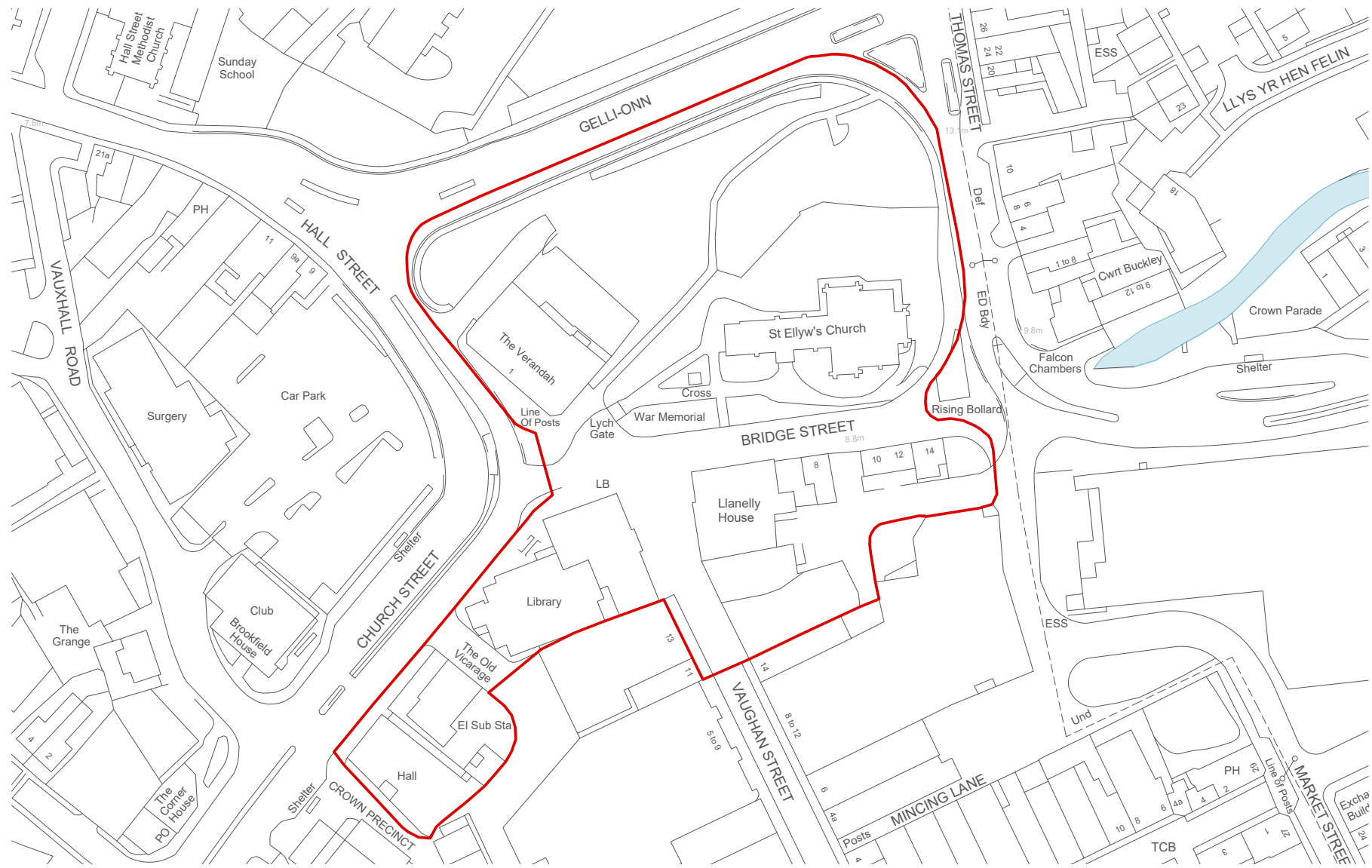
Carmarthenshire Economic Recovery and Delivery Plan, April 2021

A summary and links to these documents can be found in an appendix to this document.

1.4 Method Statement

The following has been undertaken through the preparation of this report:





2.0 Understanding the Site

2.1 Summary of Significance and Character

The key characteristics of the area and items of significance are summarised below (a more expansive list can be found in section 7).

2.2 Location

The conservation area lies within the centre of Llanelli, containing both St Elli's Church and Llanelly House, and is the sole conservation area within the town. The town evolved around the church, with the preindustrial town developing from this point outwards. Much of the surrounding area has been heavily altered through 20th Century roadworks, which has removed much of the historic layout of the area, although Thomas Street, Vaughan Street, Church Street, Bridge Street, and Hall Street seem largely to remain in their historic positions, however the buildings along them have seen much demolition and rebuilding. The River Lliedi formerly ran to the south of the CA above Stepney Street, but this has now been culverted.

2.3 Topography and setting

Llanelli is a coastal town which holds a historically strategic location on the River Loughor which connects the town to the Bristol Channel. Carmarthen lies approximately 17 miles to the north and Swansea 12 miles to the southeast. Formed along the river Lliedi, the town is low lying and flat, but rising upwards to the north with views out to the surrounding landscape. The churchyard itself slopes from south to north, with a terraced bank to the north elevation of the church.



3.0 Historic Development

12th – 16th Centuries

Unlike other nearby towns such as Kidwelly and Carmarthen, the medieval history of Llanelli is not documented with any certainty, with the current town mostly the product of industrial development during the 19th and 20th Centuries, which may hide earlier evidence of settlement. There is recorded evidence in the Book of Llandaff from the late 11th Century of the church of St Elli's, parts of which are assumed to remain within the present church, with further record of an Anglo-Norman castle built to the west of this in the early 12th Century. The castle was known to have been destroyed in 1215 as part of the ongoing troubles between the Welsh and the English, at which point it disappears from historical record. There are no mentions of Llanelli as being granted a town charter which suggests that there was not a settlement here during the Medieval period. The name "Llanelli" is understood to mean the church of Ellyw or Eliw. The church remained the focus of the town as it evolved and grew. The yew trees which are in the current churchyard, the stone preaching cross, tower and south aisle are believed to survive from its founding. One of the 6 bells in the tower dates from 1440, one of the oldest in Wales.

17th-18th Century

In the 1530s Llanelli is referenced as a village and in 1609-13 records show 59 freeholders here, indicating that it had not substantially developed during this time. A town map produced as part of the archaeological investigation of Llanelli House suggests how the town may have appeared at this time, with St Ellis Church and Llanelli House in their present locations with houses

clustered around Church Street, Bridge Street and Thomas Street as well as to the northern edge of what is now the Gell-onn road. The town lies to the north of the River Lledi, which is now culverted, but at this time would have travelled through the town centre. The Falcon Inn was thought to have been on the eastern end of Bridge Street, now two separate dwellings which are vacant, with a central entrance between this and Llanelli House to an extensive garden behind the house. Spring Gardens is in the approximate location of a further garden, with the old castle presumed to be situated to the south of this. In 1623 James I granted Llanelli House to Sir Walter Vaughan, an English politician, and Sherriff of Wiltshire. In 1626, the north aisle was added to St Ellis, a testament to the wealth now being focused on the town.

During the civil war of 1644-45 John Vaughan wrote that "Some ammunition that came from Bristol, and ventured to relieve the town, was chased by a frigate of Swanley's, and hardly escaped, putting into a creek at Llanelli, and is safe." In 1648 a battle is thought to have taken place in or around Llanelli but no evidence of this has been found.

Towards the end of the Seventeenth Century Margaret Vaughan married Sir Thomas Stepney and became possessor of Llanelli and much of the development of the town which occurred during the later 18th and 19th Centuries has been credited to advancements he made. Indeed, many names within the town still hold the name of Stepney and Vaughan. He encouraged the coal trade and the transport of the mineral and well as making improvements in the fisheries with a new sort of vessel



Suspected plan of the town in the 12th century

constructed, called by his correspondents 'busses,' which were used for transport. In 1714, Llanelly house was rebuilt in its current form for Sir Thomas.

19th Century

Around 1795 Mr. Alexander Raby, a London merchant, came to Llanelly, and formed several coal pits as well as a furnace. He also commenced smelting operations in the district. At this time Llanelli numbered 500 people and by 1801 the population had reached 2000. The "Tour in Wales," of 1803 described the town being inhabited principally by fishermen and colliers. The docks were developed from open quays to floating docks with New Dock the first of the kind in Wales. Indeed in 1811 General Ward loaded 51 vessels with coal at Llanelly illustrating its size and strategic importance for trade. In 1805 the Penrhos Copperworks was built.

In "England Described" of 1821 Aitken describes 'one of the most thriving places in South Wales in proportion to its extent, flourishes by means of coal of the best quality, and iron ore, which abound in the neighbouring county. This has caused the establishment in it of large iron works, and others in which metallic processes are going on; and its communication with its interior has been facilitated by several railroads". The Carmarthenshire tramroad, which was eventually abandoned, is also established around this time, now on the site of the Llanelly and Mynydd Mawr Railway.

In 1844 the town was recorded as having 11,155 inhabitants and was described as still rapidly expanding in population and area. There is also note of a number of 'respectable houses' being erected, as well as 'numerous others of inferior character'.

As such, the history of Llanelli is dominated by its industrial history and most of the town we see today is the product of the 19th Century industrial revolution which led to its rapid expansion, bringing not only factories but houses, shops, and public buildings with it. An athenaeum, a literary and scientific institution, was constructed in 1857 by public subscription, with the Neville Memorial Hall added in 1864. The London and Provincial bank, now Barclays bank, was built in 1879. Industry also brought innovation and a number of inventions were born from the town, including Raby's new wheel for rail roads of 1811, the Stepney square wheel on 1902 and a 'wedge' pipe support in 1909. The Llanelly Trade Directory of 1897 set out a short history of Llanelly which provides us with a good record of the town during this period. The McKinley Tariff was passed into law in America in 1890 which dramatically increased import tax on foreign products. As such, the tinplate industry, which was the staple industry for the town, was under threat; however, new markets were found with trade opened to other continents due to the town's strategic position on the River Loughor. Industries also diversified with the following exports noted; copper, steel, lead, iron, silver, chemicals, bricks, fuel, shipbuilding yards, timber yards, anchor smithies, ropewalks, and potteries (with a unique cockerel hand-painted on each item). The marketplace is also hailed as

one of the finest in Wales, as well as the new Town Hall which held the council offices and chambers, a hall for the court, police, and assize business.

Llanelli remained the global centre for tinplate production so much so that it was referred to as "Tinopolis" in the latter half of the 19th century. Lying near the Western fringe of the South Wales Coal Field, Llanelli also played an important role in supporting industry further afield. Although Llanelli is not located within the South Wales valleys, coal from the Gwendraeth and the Loughor Valleys was transported to Llanelli for export.

OS Maps from 1880 provide us with a good record of the layout of the CA before the road widening works within the latter half of the 20th Century which removed much of the original town plan and buildings from the 19th Century. Thomas Street remains as it stands today but with buildings lining both sides of the road and enclosing the eastern edge of the churchyard. This joins with Goring Road to the north, much as it does

today, but between this and the churchyard, is a very different plan. Goring Road has retained much of the 19th Century housing which is indicated on the map and is a good illustration of what some of these lost streets may have looked like. The churchyard itself is enclosed on all edges, with the Ship Inn and Mansel Arms noted to the southwest, the Mansel Arms remaining as the only remnant of this previous street block. To the north of the church lay Oxen Street Wind Street, Cil-Heol and Gelli-on running between Thomas Street and Hall Street. Most of this area appears to be made up of residential housing, as well as inns, a town hall, and Union Square just to the north of the church. Unlike the more formal plan of the rest of the town, there are a series of shorter streets, rear lanes and alleys which may be an indication of its evolution from an earlier settlement. To the south of the church the Athenaeum stands of the corner of Vaughan Street and Church Street with a public square between it and the churchyard with drinking fountain in the middle. Church Street has buildings to both edges, with a tannery to the west and the old vicarage surviving on the east with large garden to the road and southern edge. The river has not been culverted at this time, running just to the north of Stepney Street, and cutting through Vaughan Street. The gardens to the rear of Llanelly House have been infilled with development, but there remains evidence of service buildings to the rear. The town plan seems to have remained largely in this form until the middle of the 20th Century, with the largest alteration happening around 1894 with the construction of the town hall and the creation of the town hall square which removed buildings to the south of Church Street as well as the culverting of the river which began from the early 1900s.



Llanelly Historic Boundary Overlay 1889 (Reproduced with the permission of the National Library of Scotland)

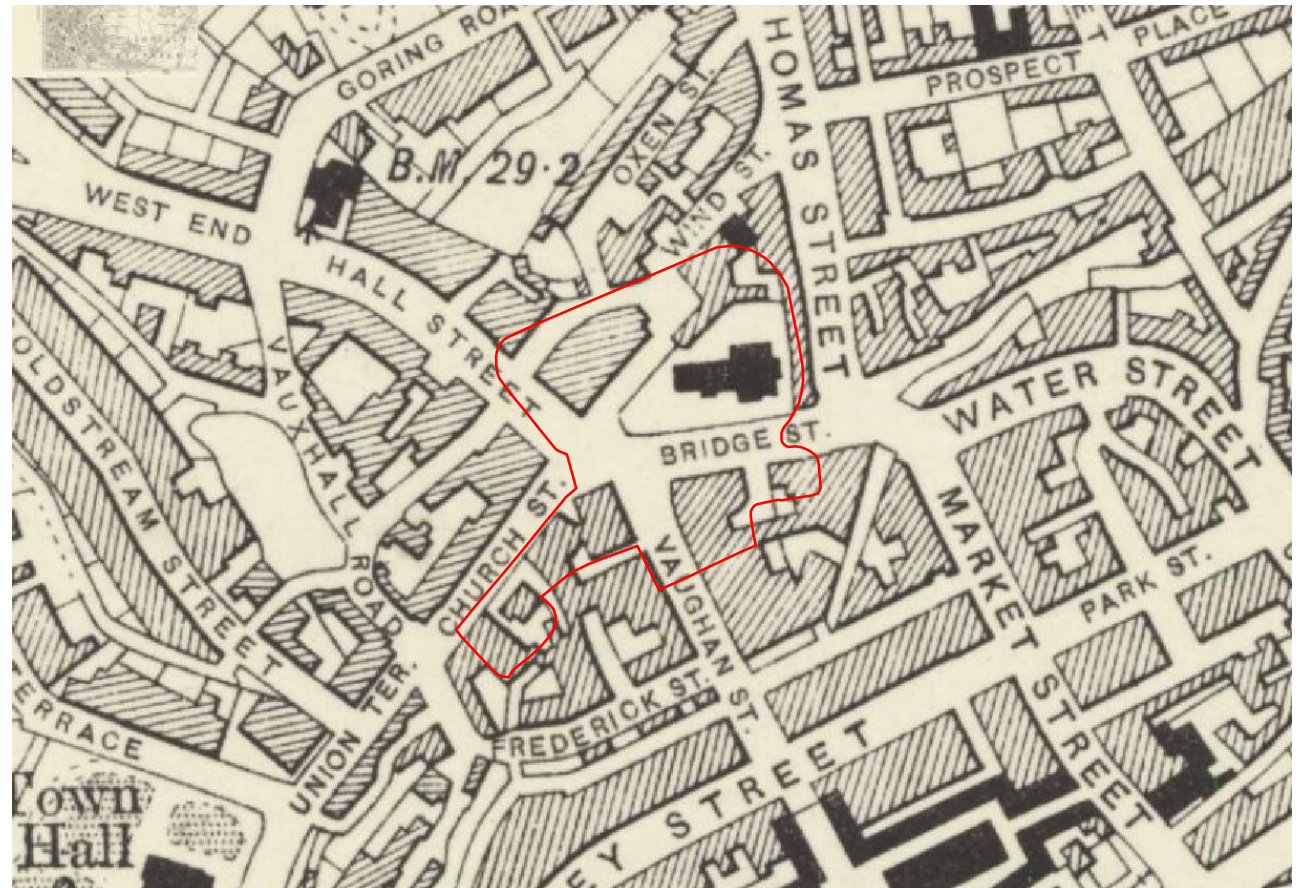
20th-21st Centuries

From the early 19th to late 20th Centuries, Llanelli was a major centre of Welsh nonconformism with 22 chapels in the town by 1950. Many of these have now closed within only two or three surviving as functioning chapels. In 1926 the Athenauem was converted into the public library, with a large modern addition created in 1972.

The anglicised spelling "Llanelly" was used until 1966, when it was changed to Llanelli after a local public campaign.

The 1970's could be considered a rather destructive period for the town, with the demolition of lower Stepney Street, the demolition of the Victorian music hall in 1977 on the corner of Mincing Lane and the Welsh tinplate and metal stamping company closing in 1978. This destruction continued with road widening and the car park constructed to the north and west of the churchyard leading to the demolition of houses and other buildings.

In 2009-14 archaeological excavations during the restoration of Llanelli House revealed an earlier Tudor floor and walls which tells us that this was a modest 16th Century house. In 2013, the house was restored as a bistro, event space and wedding venue.



Llanelli Historic Boundary Overlay 1908 (Reproduced with the permission of the National Library of Scotland)

Notable people and events

The town has played host and made home to a number of notable people and events throughout its history, including the following:

John Graham Chambers was born at Llanelly House in 1843 and was principally responsible for the modern laws of athletics, boxing, and rowing.

John Wesley, the 18th-century Anglican clergyman and Christian theologian who was an early leader in the Methodist movement, preached in the vicinity of Ellis Church on twelve occasions.

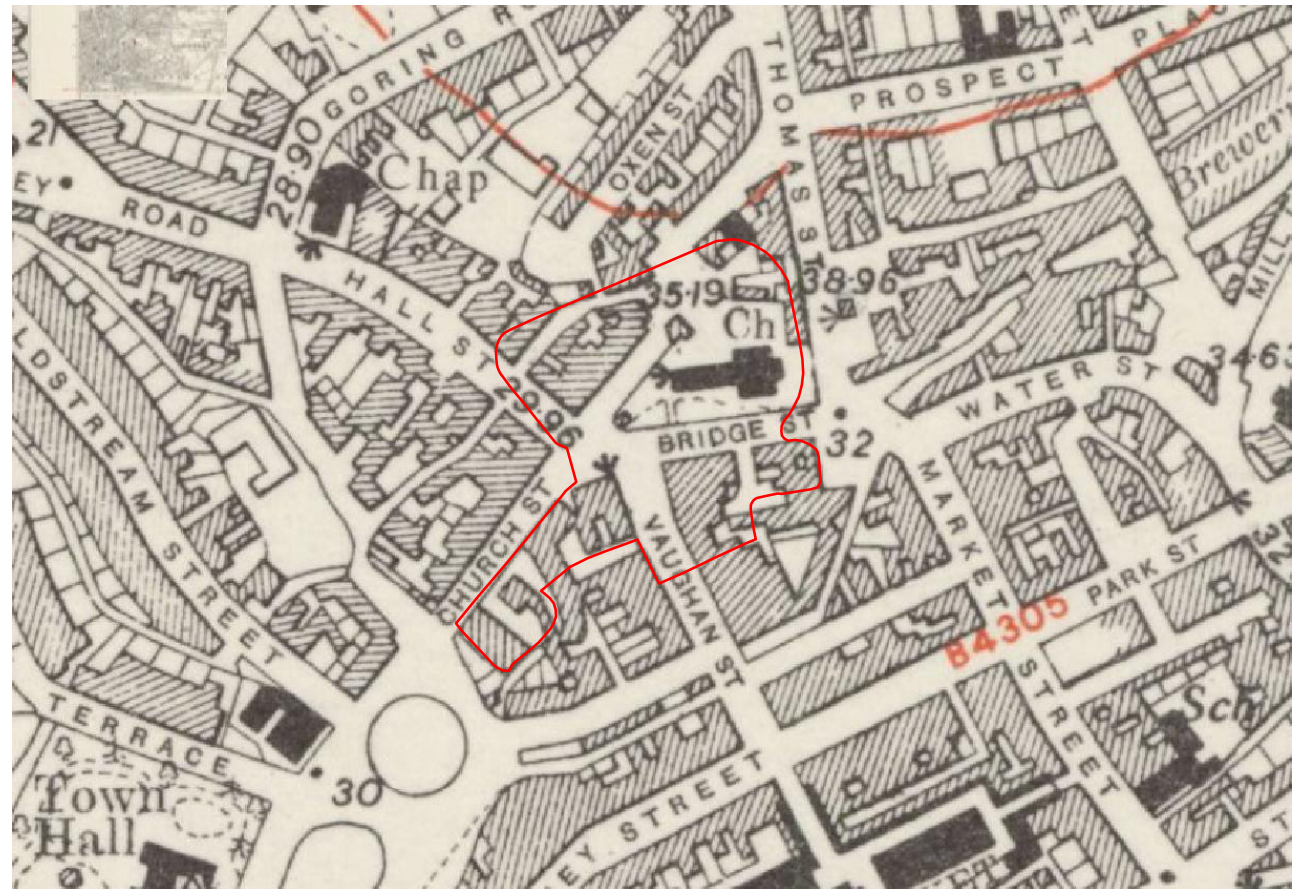
Arthur William Haggart, a pioneer of the cinema and a film maker, owned the Victorian Music Hall which once stood on the corner of Mincing Lane.

Eleanor Daniels was born on Thomas Street and went on to become a successful actress, touring the U.S.A. and appearing in a number of silent films in New York between 1914 and the 1925, the most famous of these in *If Winter Comes*, with Percy Marmont and Bebe Daniels. In 1930 Eleanor was awarded Gorsedd Honours in recognition of her services to Drama.

The Calvinistic Methodist Church in Llanelli was founded when Walter Bowen and Henry Rees left the Baptists and joined the Methodists at Goppa Fach. They then met in a dwelling house on Gelli On, owned by a lady called Martha. This religious assembly became known as Society Martha and preaching began in a house near here 1786.

A number of notable artists were also born or have resided in the town, including James Dickson Innes, an important figure in British art in the early 1900s, Walter Cole and Diana Roberts.

Emmeline Pankhurst addressed the people of Llanelli at the Parish Hall in 1912



Llanelli Historic Boundary Overlay 1953 (Reproduced with the permission of the National Library of Scotland)

4.0 Spatial Analysis

4.1 Views into, within and from the CA

The impact of proposed developments should include consideration of views into, within and from the CA. The following are noted without excluding other viewpoints and can be seen on the following map.

St Elli's Church

The church and churchyard remain at the heart of the CA and as such is a constant landmark throughout the area. Development which disrupts these views should be resisted as it may impact a significant characteristic of the area.

Street views

Although a relatively confined area, there are several views out from the CA which offer long uninterrupted street views and as such have a visual impact on the area. Large developments along these roads, or those which terminate these views could interrupt this characteristic.

Street views of note, without excluding others are noted below:

Bridge Street

Bridge Street to Church Street

Church Street to Hall Street

Bridge Street to Thomas Street

Bridge Street to Vaughan Street



Bridge Street looking east to Church Street



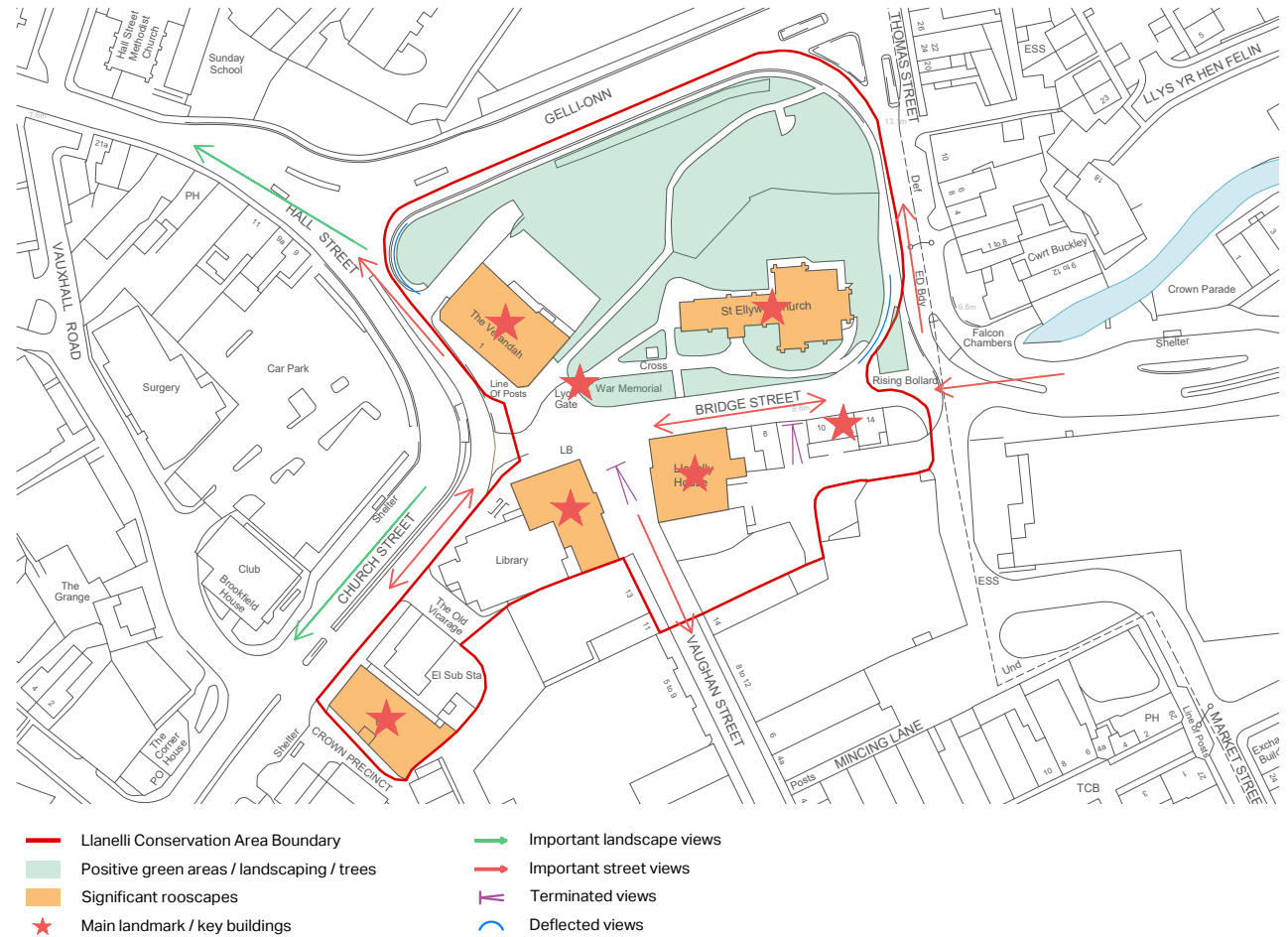
St Elli's Church and Bridge Street



Bridge Street looking south to Vaughan Street

Surrounding Landscape, open spaces, and enclosed views

Due to the topography of the area, views out to the surrounding landscape are limited to the west along Hall Street. The pedestrianisation of Bridge Street and Vaughan Street create a positive urban space from which to view the Church, library, and Llanelly House, simultaneously improving their setting. The CA is primarily made up of principal elevations seen from Church Street and the churchyard, although the rear of Bridge Street and Vaughan Street can be seen from Mincing Lane. Now dominated by service yards, historically this area contained gardens, stabling and outbuildings associated with Llanelly House.



4.2 Main Landmarks and key buildings

Llanelli CA holds 12 listed buildings and structures which stands as a testament to its high quality of architecture and the historic associations and development which are an essential part of its character.

Listed Buildings and Structures

St Elli's Church

The church dominates much of the CA and was historically the point at which the town developed. The tower and south aisle are thought to date from its original construction, although the tower was renewed in 1905-6 when the parapet was also rebuilt, alongside further extensions. One of the 6 bells in the tower dates from 1440 making it one of the oldest in Wales and the interior boasts a series of exceptional 18th Century monuments to members of the Stepney and Vaughan families, as well as stained glass by Burne-Jones. Listed Grade II* for its architectural quality and historic significance, it remains one of the principal characteristics of the CA, although its setting has been negatively impacted by the road network which circumnavigates three of its edges.



Llanelly House

Listed Grade I for its architectural quality and historic importance as a fine Georgian townhouse in Wales. Built around 1714 for Sir Thomas Stepney to replace an earlier more modest residence. It appears to have been sold by the latter part of the 18th Century and fallen into disrepair before being bought by William Chambers around 1825, founder of the South Wales Pottery. The gardens behind the house were converted into a pleasure garden in 1857 and built over by the later 1860s. A substantial building which defines the corner and much of Bridge Street and Vaughan Street and alongside the church and public library make a significant group within both the CA as well as the town as a whole.



The lychgate

The lychgate to St Elli's is grade II listed in its own right as an ornate example of Arts and Crafts inspired Gothic woodwork and is the principal entrance into the churchyard from Bridge Street. It was built in 1911 to commemorate the rebuilding of the parish church by Arthur Davies. The red tiled roof and ornate timber framed upper part with timber tracery are particularly on note and create a positive entrance into the churchyard beyond.



War Memorial

The granite cross stands at the southwest corner of the churchyard, clearly visible from Bridge Street, Church Street and Vaughan Street. Listed Grade II it is of a Celtic cross design with an inscription to the men of the 4th Battalion, the Welsh Regiment and made by ML Edwards of Llanelli.



Mansel Arms/ The Verandah

A late 19th Century inn, possibly by William Griffiths of Llanelli and a particularly elaborate example of pub architecture at this time. Alongside the church and public library, these three buildings mark the entrance to Bridge Street and define the views northwards from Church Street. The red brick is notable for its rarity of use in the CA and surrounding streets. The building marks the western edge of the churchyard and screens the churchyard from views of the road network beyond. It also remains as a survivor of the south-eastern end of Hall Street, with neighbouring buildings demolished during the road widening works.



Public Library

Constructed in 1857 as a scientific and literary institute known as the Athenaeum and converted to the library in 1926 by HA Gold. The Neville Memorial Hall was added in 1864 in a matching style with tower. A large extension was added to the west in 1972 by the borough architect. A substantial building occupying the corner of Church Street and Vaughan Street in an Italian palazzo style and is grade II listed. The tower in particular is a key landmark from within the CA and from surrounding streets and the building creates a prominent and characterful gateway into Bridge Street and an example of the public buildings which were created to support the 19th Century growth of the town.



Unlisted Buildings and Structures of note

The following buildings are not statutorily listed but reinforce the character of the area, provide an important landmark or are a part of Carmarthen's heritage due to architectural, historic, or archaeological significance, and are recognised as irreplaceable heritage assets. Many of these are good examples of early to mid-20th Century development whose contribution to the CA is also of merit. As such, we propose their inclusion on a local list of buildings of merit; this would not grant a building statutory protection nor would works to a locally listed building require listed building consent, but the special interest of the building would be a material consideration in the planning application process.

12-14 Bridge Street

Possibly a former service wing or associated residence to Llanelly House, but now divided into two with a commercial unit to the east. Currently vacant and in a state of disrepair, it still retains much of its original fabric and its repair and reuse would significantly improve this gateway into the CA and restore Bridge Street to its former character.



The Parish Hall

Built in 1887 to commemorate Queen Victoria's jubilee but now out of use. Although overshadowed by the large contemporary development next door, it still retains a great deal of its original character and fabric and marks the southwestern boundary of the CA.

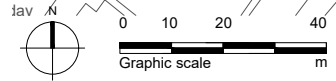


4.3 Important Green and Natural Spaces

The churchyard is a significant green space within the CA and town, in particular the mature trees within its grounds which are believed to date from its foundation in the 11th Century. There are also several significant street trees within and to the border of the CA, indicated on the following map. These provide a break to the harder urban characteristics of the area, retain the street edge where this has been lost to contemporary development and demolition, as well as screening areas which could otherwise detract from views out.



St Elli's churchyard looking towards the public library



- KEY:**
- Llanelli Conservation Area Boundary
 - Green spaces
 - Trees
 - Group of trees

Llanelli Conservation Area
Trees, Green Spaces, Parks and Gardens

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5.0 Character and Appearance

This section describes the character and appearance of the area as it exists at the time of this study.

5.1 Townscape Features

The CA is relatively compact, made up of a few notable buildings where the post Medieval town developed around St Eli's. As such the church and buildings facing it form a significant group and changes to any of these could impact others and therefore need to be considered of group value when developments are being proposed. The pedestrianisation of Bridge Street has been to the benefit of these buildings and has created a positive place to rest, view and consider the buildings around you. However, the busy road network which circumnavigates the church has had a large and detrimental impact through population, noise, and visual impact. It has also impacted views into the CA. It will be difficult to improve these aspects without reducing traffic or creating an alternative traffic route.

The church positively terminates several views into the area from Church Street, Hall Street and Vaughan Street retaining its visual importance to the history of the town. The pedestrianisation of Vaughan Street has also had a positive impact on views into the CA, although these views have also been negatively impacted by contemporary development. The area of green to the north of the church could be a positive moment but is dominated by the road beyond. Large trees or dense planting to screen the northern edge may help.

Being defined by a series of larger landmark buildings, each building has its own individuality regarding material, detailing, setting and form which encourages

one to consider each alone as well as a group. This creates a varied and constantly changing environment which is one of the principle defining characteristics of the CA.

The few buildings included within the CA on Church Street currently feel divorced from the pedestrianised area to Bridge Street, without a direct relationship to the church. This is further exaggerated by the relationship of the buildings directly on the road edge which alters the way these are viewed, without the ability to stand back and view the buildings from a distance. The contemporary extension to the library has created further distance between the two areas and has a detrimental visual impact on the main library building.

The area to the rear of Bridge Street which was formerly the rear gardens to Llanelli House are now used as a service area defined by off street parking, rear elevations, fire escapes and contemporary extensions. The large red brick extension currently dominates the junction of Mincing Lane and Thomas Street and exaggerates the feeling of this as a rear service area. This area could be uplifted to the wider benefit of the CA.



The road network to the perimeter of the Church



View from Vaughan Street towards the churchyard

5.2 Building materials

The following images and list provide examples of the materials used within the CA which either enhance or preserve the characteristics of the area. As most of the buildings in the area are larger landmark structures materials are often applicable to individual buildings only and therefore new development needs to consider their immediate context as well as the CA as a whole.

To larger landmark buildings and structures

Rock faced stone

Stone details

Red brick

Timber

Common materials

Painted render

Slate roof coverings

Leadwork

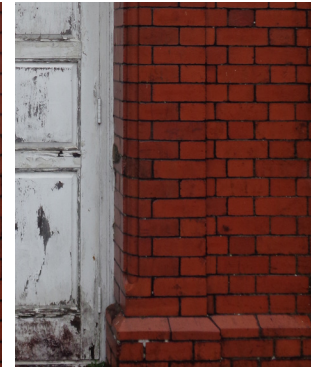
Painted timber joinery

Cast iron rainwater goods

Boundary materials

Cast/wrought ironwork

Rubble stone



5.3 Building heights and relationships to plots

Buildings range from one to three storeys but with a variety of storey heights and bay widths. Larger landmark buildings such as the library, St Elli's and the Mansel Arms have increased storey heights, in contrast to Llanelly house and other buildings to Bridge Street which are of a more domestic scale. All buildings are set directly on the street edge, although the pedestrianisation of Bridge Street and Vaughan Street provides these buildings with a larger area of public realm which is of benefit to their setting. St Elli is the exception which is set within its own grounds. The Old Vicarage and community hall to Church Street are both set back behind boundaries, although the community hall building has been infilled to the front elevation.



Looking east along Bridge Street

5.4 Typical or significant details

To larger landmark buildings and structures

- Towers
- Raised parapets – plain and balustraded
- Dentilled eaves
- Carved stone details
- Expressed quoins
- Stained glass in arched windows
- Decorative carved timber
- Stone bands



Common details throughout the CA

- Decorative fascia boards
- Timber sash windows – 1 over 1, 6 over 6, 8 over 8, 12 over 12
- Panelled timber doors
- Door canopies
- Expressed window surrounds
- Pitched roofs
- Chimneys
- Rubble stone boundary walls
- Decorative railings and gates
- Cast/wrought ironwork lanterns and details



5.5 Public realm; surfacing, street furniture and signage

Bridge Street and Vaughan Street have been pedestrianised with stone pavers with stone slabs to the buildings edge and junctions with Thomas Street and Church Street which is of benefit to the setting of the buildings. Tarmac is used for the remaining pavements and to the paths within the churchyard, as well as for the roads. In contrast, St Elli is set within a landscape island which offers a break away from the harder landscape to the rest of the CA, although this tranquillity is reduced by the surrounding road.

As can perhaps be expected, there are many road signs, traffic lights and bollards associated with the road network which negatively impact views into and from the CA. This is particularly noticeable at the eastern and western entrances into Bridge Street where there are traffic lights and numerous signs.

Benches has been installed to Bridge Street allowing places for rest and contemplation and are of a coordinated design and material which helps unite this area. There are also traditionally inspired streetlights which again help to unify this space. This is not continued to Church Street which helps enforce the division between these two.



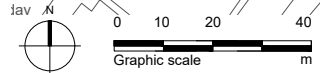
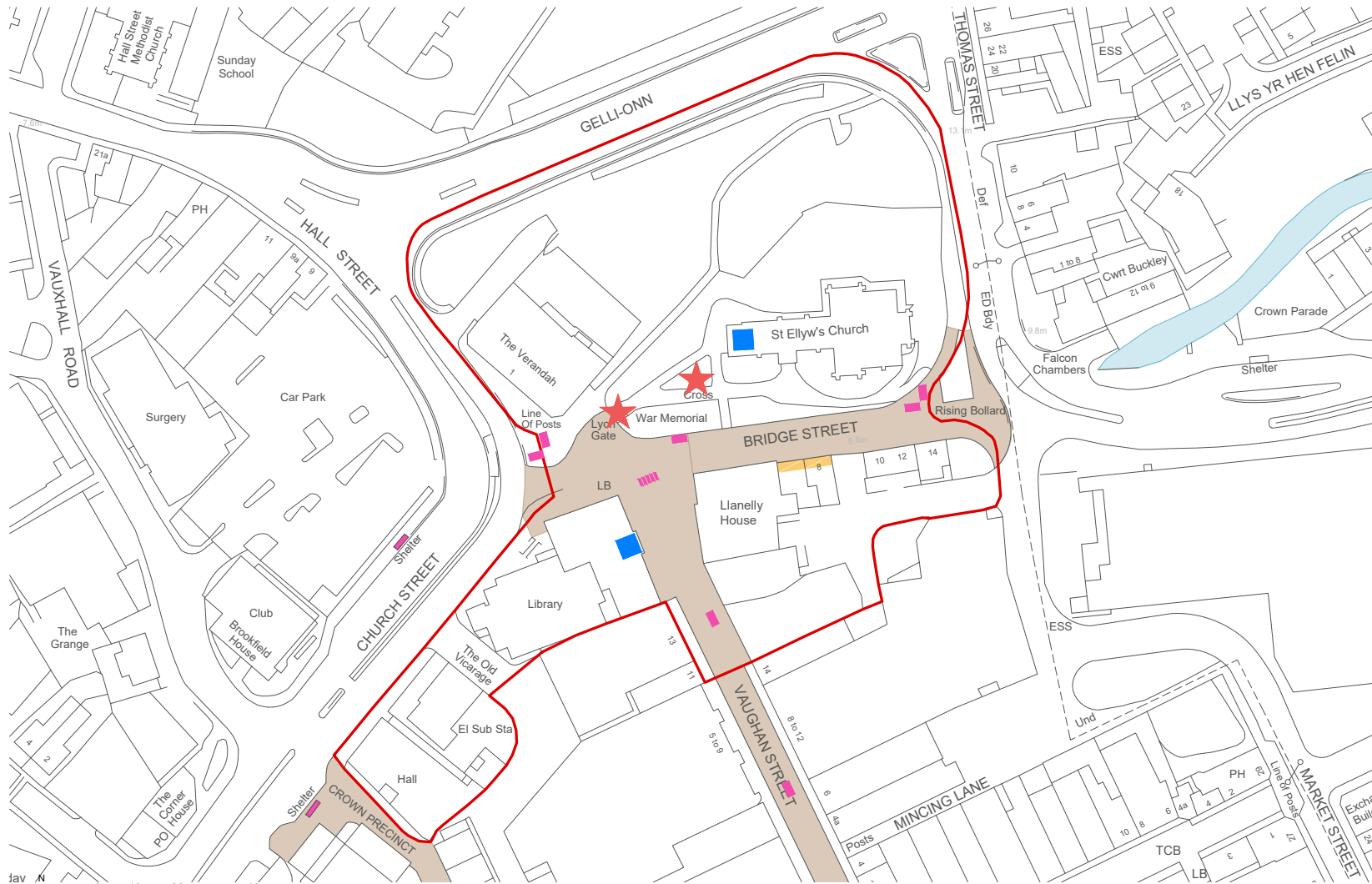
Pedestrianised public realm to Bridge Street



St Elli's Churchyard



View into the CA at the eastern entrance



- KEY:**
- Llanelli Conservation Area Boundary
 - Pedestrian areas
 - Historic shopfronts
 - ★ Townscape feature
 - Street furniture
 - Tower

Llanelli Conservation Area
Public Realm

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5.6 Boundary materials and treatments

The buildings within the CA typically form boundaries to the street edge with exceptions to the church which has a low rubble stone boundary wall with decorative metal gates and to the Old Vicarage which has decorative metal railings. The community hall had a low stone boundary wall which is still in place but has been infilled so that this is no longer read as such. Contemporary metal railings which are out of character with the CA are installed to the northern and western edges of the church which increase the visual impact of the road. There is a green verge to the eastern edge, which is the only green boundary in the CA, and removes the harder edge to the churchyard which is defined by the wall. Further street trees or a continuation of the rubble boundary wall may help ensure the churchyard island defines the street edge rather than the road.



Front boundary wall to the community hall with infill development behind



Green verge and stone boundary wall to the church



Metal railings at the Old Vicarage

6.0 Building analysis

6.1 Buildings which make a positive contribution to the Conservation Area

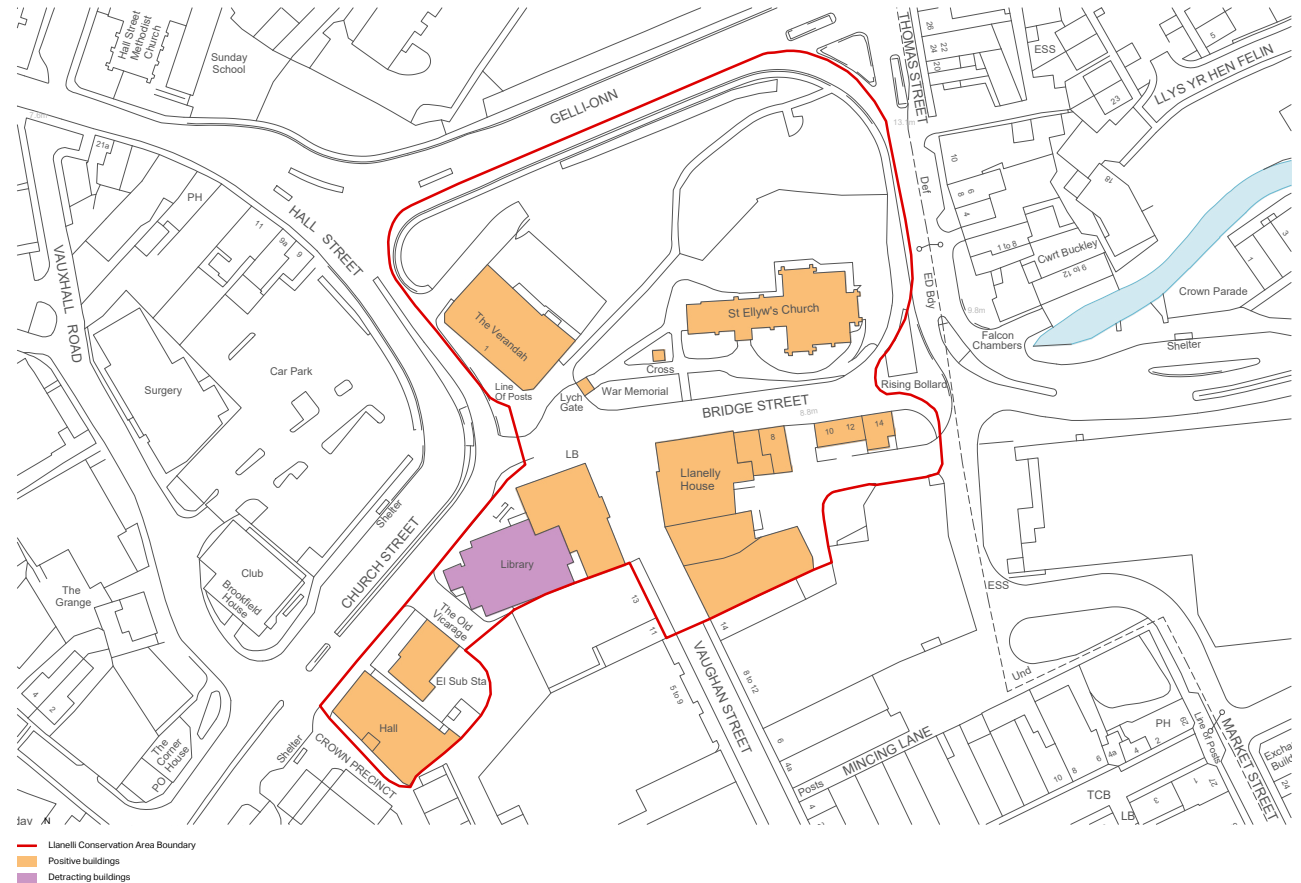
In addition to those buildings of note set out in section 4.1, there are other buildings which make a positive contribution to the character and quality of the conservation area; this may be for several different reasons. These include their townscape contribution, architectural quality, decorative features, or historic or cultural associations.

Whilst there are numerous buildings which make a positive contribution to the conservation area, in many instances their architectural quality has been compromised by poor alterations. Despite this, these buildings still exhibit strong qualities and positive contributions that could be greatly enhanced by remedying the detracting alterations. Applications to undo unsympathetic alterations either as a standalone application or as part of a wider redevelopment would be supported.

6.2 Buildings which detract from the Conservation Area

Negative buildings are identified as those which, due to their scale, detailed design, or materials, are incongruous in relation to the predominant character of the conservation area. These may be considered as candidates for wholesale redevelopment, although in some case, it may be suitable to retain the shell of these buildings, avoiding the embodied carbon associated with large scale redevelopment.

Positive and detracting buildings are set out on the following map.



7.0 Significance

One of the guiding principles to managing change within the historic environment is an understanding of the significance of that asset, be it a building, place, or something more intangible. Best practice suggests assessing significance against a series of values which are set out below:

Evidential Value: The physical remains and surviving fabric which still exists in the area

Historical Value: How the area can inform us of past people, events, or aspects of life

Aesthetic Value: Whether the area is pleasing to walk around and experience

Communal Value: The value it has to the people who live, work, and visit the area

Each of these values might exist in varying levels from low to high and this is also important to understand. It is also important to recognise those items which may fall outside of these categories or fall within multiple categories to differing levels. This can particularly be the case when considering those characteristics which create a sense of place.

The following summary sets out the key items of significance for the Conservation Area. This is followed by a more detailed examination of each item and is concluded by indicating how each relates to evidential, historical, aesthetic, and communal values and to what level.

- The location of St Elli's Church from which the town grew
- A Welsh centre for industry which supported its growth as well as those of surrounding towns through its coastal position
- Llanelly House, a significant building of national importance
- A number of notable families, people and events helped grow and sustain the importance of the town
- High archaeological potential
- A series of significant views to, from and through the area, often defined by St Elli's
- Local and national buildings of significance
- Landmark buildings each with their own individual detail, material and use which create variety and continuously alter street views
- Prominent urban square associated with the church

St Elli's Church

The church dominates much of the CA, terminates many of the views into the area and has many significant trees, structures, and memorials. The church was historically the point at which the town developed and is listed Grade II* for its architectural quality and historic significance and remains one of the principal characteristics of the CA.

Centre of industry

The history of Llanelli is dominated by its industrial history and most of the town we see today is the product of the 19th Century industrial revolution which led to its rapid expansion, bringing not only factories but houses, shops, public buildings, innovations, wealth, and notable families. Llanelli also helped support the development of other towns throughout South Wales through its strategic trade position on the coast and railway infrastructure which allowed inland settlements to transport their goods for export.

Llanelly House

Listed Grade I as a fine Georgian townhouse in Wales with a substantial amount of its original fabric still in place, it has been home to several notable local families who have helped grow the town into its current form. Although now converted into a bistro and events spaces, it remains a substantial building which defines the corner of Bridge Street and Vaughan Street and retains a physical link to the growth of the town and the wealth which came to it from the 18th Century onwards.

Notable events and people

The area has witnessed several notable historic events, has been home to several notable residents and retains a physical connection to many of these through built structures. This includes: John Graham Chambers, who was born at Llanelly House and was principally responsible for the modern laws of athletics, boxing and rowing; John Wesley, who preached in the vicinity of Ellis Church on twelve occasions; the Calvinistic Methodist Church in Llanelly, which was founded in a dwelling house on Gelli On; Llanelly House, which was built for Sir Thomas Stepney and to whom much of the growth of the town can be credited, as well William Chambers, founder of the South Wales Pottery; St Elli's Church has a series of exceptional 18th Century monuments to members of the Stepney and Vaughan families, as well as stained glass by Burne-Jones; Emmeline Pankhurst addressed the people of Llanelly at the Parish Hall.

High archaeological potential

The area retains a high degree of archaeological potential below ground which could reveal further knowledge of the largely unknown medieval origins of the town which are currently disguised by the 19th and 20th Century development of the town.

Significant views

The church and churchyard remain at the heart of the CA alongside long uninterrupted street views out from the area. The pedestrianisation of Bridge Street and Vaughan Street create a positive urban space from which to view the Church, library, and Llanelly House. As

such, the area is typically dominated by urban views, but with street trees and the churchyard softening this and providing alternative spaces for people to consider their environment.

Buildings of significance

There are a series of listed buildings which are listed due to their architectural quality and their surviving historic fabric. As such they not only present a high-quality aesthetic but also allow one to understand how you may have experienced the area in the past. Where there is surviving historic fabric, this can also guide the reinstatement of lost details and inspire future development which is derived from the high-quality character of the area.

Landmark buildings

The area is relatively contained and made up of a series of larger landmark buildings of both architectural quality and historic significance. These retain their own individuality and variety in style, material, detailing and use whilst also creating a group of significant value.

Urban square

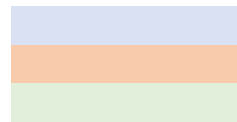
The pedestrianisation of Bridge Street has simultaneously improved the setting of Llanelly House, the library, St Ellis Church, and the Mansel Arms whilst providing a high-quality space for contemplating and understanding the space around one.

	Evidential Value	Historical Value	Aesthetic Value	Communal Value
St Elli's Church	High Value	High Value	High Value	Medium Value
Centre of industry	Medium Value	High Value	High Value	Low Value
Llanelly House	High Value	High Value	High Value	Low Value
Notable events and people	Medium Value	High Value		
Archaeological potential	High Value	High Value		
Significant views			Medium Value	Low Value
Local and national buildings of significance	High Value	High Value	High Value	
Landmark buildings	High Value	High Value	High Value	
Urban square			High Value	Medium Value

Low Value

Medium Value

High Value



8.0 Issues, Threats, and Management Proposals

Strategic overview

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, Carmarthenshire County Council (CCC) is required to ensure that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72). CCC has a duty 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas' (Section 71).

The following table summarises the key issues and threats which have been identified through the preparation of the Character Area Appraisal for Llanelli. Accompanying each item are recommendations for its management. This list is not comprehensive and does not exclude additional items which may present themselves either currently or within the future development of the CA.

Issues relate to those items which are currently causing harm to the appearance and or the character of the area. Threats are those items which do not currently cause harm but which through insensitive alteration may. Those items which are identified as issues should also be considered as those posing continual threat. Alongside each is a management recommendation intended to ensure the character, appearance of the conservation area, its significance and special architectural and historic interest, is preserved and enhanced. These historic environment recommendations could inform the production

of a wider and more detailed policy document for the management of the area, to be produced by Carmarthenshire County Council.

The issues have been identified through site visits, as well as consultation with stakeholders, County Council officers and members of the public. They relate primarily to the historic built environment, both in the conservation of existing historic fabric and the impact of new development on the character and appearance of the CA. This includes those identified as affecting the public realm.

Examples have also been provided to illustrate both good and bad examples of the management of these items to offer additional guidance when considering development within the area. It is important that the following is read in association with all relevant guidance and policy documents, including the CCC's Local Development Plan 2018 – 2033 and supplementary planning guidance.

Item	Issue	Management
1.0 Views and setting		

1.1 The rear of Bridge Street could be a characterful part of the CA, offering glimpsed views away from the main thoroughfare and maintain the historic links of this space as a service area. Due to a perceived lack of visibility this area can encourage anti-social behaviour such as littering, damage to buildings, the public realm, and graffiti. It also suffers from a lack of general maintenance in both the public realm and boundary treatments, which erode its character.




Development proposals should be carefully assessed to understand the impact of the proposals on the character and appearance of side streets and of rear buildings, as well as key views and main thoroughfares. The council will pay special attention to the desirability of preserving the conservation area and there will be a presumption against development which is considered to cause harm. Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture including bins. Prioritise a series of renewals to enhance the appearance of streets including decluttering, maintenance and introduction of appropriate surface materials and street furniture.



1.2 Views into and out of the CA can be difficult to protect, since those buildings which have the potential to affect key views can be outside of protected areas such as a CA; their impact can sometimes become fully apparent only after construction. This relates to the introduction of tall buildings outside of the CA, or those on higher ground which affect long distance views of the landscape beyond. For example, the large contemporary buildings to the rear of the community hall and those to the corners of Mincing Street. The far-reaching views of the towers of St Ellis and the library also add significantly to the area.

Development within the conservation area's setting should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against development which is considered harmful. New development within the conservation area or its setting should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted within the appraisal, however more may be identified by others. Proposals which have the potential to affect and fall within important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area or its setting.



Item	Issue	Management	
2.0 Demolition of buildings			
2.1	The road network and contemporary redevelopment have caused the demolition of a large number of buildings which has eroded the character of the area through the loss of heritage assets.	There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these buildings and their features are retained. Applications for consent to demolish must be made to the local planning authority.	
3.0 Redevelopment			
3.1	The use of modern materials which are not complementary or appropriate to the existing palette of materials can erode the historic character and significance of the CA. Whilst a building should be of its time, some deference to the CA's palette of materials will ensure continuity. Similarly, buildings of poor design have caused harm to the CA; the original characteristics of 18 th and 19 th Century design must be respected to prevent further harm.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building, its setting and should enhance its traditional appearance. In considering any proposals reference should be made to the Placemaking and Design Guidance 2016.	
3.2	Corner plots are important gateways into the CA and mark junctions to branch roads. As an example, those buildings to the west of Bridge Street offer a strong entrance to the CA whereas those to the east are weaker, defined by contemporary development, the rear service yard and the unused and vacant buildings to Bridge Street.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Where corner buildings are redeveloped or replaced, an understanding of their impact and how they may help to strengthen these key points is required.	

Item	Issue	Management
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4.0 Inappropriate alterations and loss of original features

4.1	The repair and maintenance of buildings has suffered to the rear and east end of Bridge Street. This has had an impact on views and could lead to the partial or total loss of these heritage assets.	Publish guidance on appropriate maintenance and repair of buildings and structures within the Conservation Area.
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5.0 Street furniture, signage, roads

5.1	The widened road network has caused increased traffic density which has had a detrimental impact on the overall character of the area, causing increased noise pollution and interrupting moments for reflection and appreciation. It has also caused an increased separation between Bridge Street and Church Street.	Produce and implement a strategy for opportunities for increased pedestrianisation and improved road layouts. The Council will encourage and support proposals for improved cycle and pedestrian connectivity and which incorporate public space.
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5.2	Street 'clutter' created by large amounts of public signage, bollards, and barriers, particularly on roadsides, can cause confusion, obscure views, and detract from the wider environment.	Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture. Prioritise a series of renewals to enhance the appearance of streets including decluttering, maintenance of paintwork and introduction of appropriate surface materials and street furniture.
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Item	Issue	Management	
5.3	Roads, pavements and contemporary boundary treatments are typically of modern materials and can detract from the setting of buildings and the public realm. This is particularly the case to the northern, eastern and western edges of the churchyard.	Publish design guidance on the design of streets and public spaces to encourage co-ordinated approach to lighting, materials, boundary treatments and furniture. Prioritise a series of renewals to enhance the appearance of streets including decluttering, maintenance of paintwork and introduction of appropriate surface materials and street furniture.	
5.4	The coordinated approach of street lanterns and furniture within Bridge Street have helped to unify this area and uplift the quality of the public realm. In contrast, the roads and streets to Church Street feel divorced from this coordinated approach which further exaggerates the separation between these two areas.	Signage and furniture should be sensitively designed and integrated into the street scene. A coordinated approach would help to unify the character of the area and uplift the quality of the public realm. Further guidance could be produced on the design of signage and street furniture in the conservation area, to ensure a consistent and high-quality approach is achieved. There is scope for introducing more traditional streetlights, traditional paving materials, and greater street planting throughout the conservation area.	

6.0 Boundary treatments and parking

6.1	The introduction of modern materials to create new boundaries and hard landscaping which are not in keeping with the CA or of sufficient quality can dilute character and interrupt views.	Development proposals should respond to and respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design. Any new development in the conservation area should be of high quality, in terms of design and materials used. Detailed design guidance should be developed to include information on the typical architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area.	
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Item	Threat	Management
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7.0 Demolition of buildings and structures



7.1	<p>Partial or total demolition of buildings that make a positive contribution to the character or appearance of the CA can erode the architectural quality of the area. This can include whole buildings for redevelopment or partial areas such as chimneys.</p>	<p>There are many listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these buildings and their features are retained. Applications for consent to demolish must be made to the local planning authority.</p>
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8.0 Inappropriate alterations and loss of original features

8.1	<p>There are a number of prominent roofscapes which impact views into and through the area and the insertion of items such as aerials, satellite dishes, dormers or the loss of chimneys or the replacement of slate tiles with red tile and concrete can negatively impact these.</p>	<p>The wider use of Article 4 Directions could be considered so that planning permission is required for such alterations.</p>
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Item	Threat	Management	
8.2	<p>The introduction of seemingly minor works can have a cumulative effect on the building as a whole and the setting of the CA. This includes the following examples:</p> <ul style="list-style-type: none"> Changing windows to uPVC replacements The introduction of new services which are prominently positioned Loss of cast iron rainwater goods Loss of timber panelled front doors Loss of historic boundaries such as railings and rubble stone walls 	<p>Detailed design guidance should be developed to include information on the typical architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area. Design guidance should also include advice on retrofitting existing buildings, to improve their thermal performance and the installation of renewable energy sources, without harming the character and appearance of the conservation area. The wider use of Article 4 Directions could be considered so that planning permission is required for alterations listed where appropriate.</p>	
8.3	<p>Where buildings are rendered, these are of a neutral palette which reflects the more muted tones of the brick, stone and hard landscaping. The introduction of colours which do not sit sympathetically with this could negatively impact the character of the area.</p>	<p>Detailed design guidance should be developed including information on the typical colours (including positive combinations of neighbouring colours), architectural details such as windows, and materials found in the area to assist homeowners wishing to improve their property in ways which are beneficial to the character and appearance of the conservation area.</p>	

9.0 Trees and Landscaping

9.1	<p>The churchyard and neighbouring green space as well as street trees require effective, continued protection, particularly during new development and alteration works.</p>	<p>There is scope for more tree and other planting to enhance the appearance of the conservation area and its potential for biodiversity and this should be encouraged. The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against the loss of trees or green spaces which make a positive contribution to the area.</p>	
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Item	Threat	Management
10.0 Change of use		

10.1 The introduction of commercial activities within former residential buildings can cause harm through the following;

Introduction of signage which does not respond to the proportions or layout of the building.

Introduction of shopfront windows which overwhelm the domestic scale of the building and lead to loss of original fabric.

Splitting ownership can cause confusion with regard to maintenance and upkeep and lead to the general deterioration of the building.

The installation of external security shutters which can materially affect the external appearance of a building and add to a perceived lack of security.

Any proposals for the change of use of existing buildings would require careful consideration of the impact on the character and appearance of the conservation area, including any consequent changes to delivery access, parking, and external services, such as condensing units and other plant. Continued residential use in historically residential streets should be encouraged. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design.

The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate security shutters that do not respond to the traditional character and appearance of the area. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design, including how to increase security in a suitable way.



Item	Threat	Management
	The introduction of inappropriately scaled awnings or canopies, often in non-traditional materials, which break the rhythm of terracing and the building line.	The council will pay special attention to the desirability of preserving and enhancing the conservation area and there will be a presumption against inappropriate signage that does not respond to the traditional character and appearance of the area. Publish shopfront and signage design guide to demonstrate a best practice approach to materials and design, including how to increase security in a suitable way and how to incorporate awnings and canopies.

11.0 General

- | | | |
|------|-----------------------------|--|
| 11.1 | Archaeology | When considering any significant development proposal, the potential impact on archaeological remains should be professionally assessed and advice taken as to how they can be best preserved and protected. |
| 11.2 | Climate Emergency | <p>Retrofit proposals to improve energy efficiency should be carefully considered to ensure compatibility with traditional building materials, functionality and significance.</p> <p>If demolition is proposed, consideration should be given to the whole life carbon cycle, taking into account the embedded carbon of the existing building. It may be appropriate to retain and adapt the existing building rather than to replace it with a new building. The care and reuse of traditional and historic buildings in the area, in order to save energy and carbon dioxide, through better maintenance, management and energy efficiency measures, should be encouraged.</p> |
| 11.3 | Implementation and Review | All the statutory duties under the Planning Acts resulting from conservation area designation need to be adhered to. The Council should adopt the recommendations made here and formulate a formal management plan (it is intended that this report will form the basis of this) which is reviewed regularly to ensure the policies remain useful and relevant. The Council should seek to undertake other relevant studies and produce further guidance as identified here, where the resources for this are available. |
| 11.4 | Heritage Impact Assessments | A heritage impact assessment should be provided by applicants, where a proposal is considered to affect the conservation area (either within the boundary or its setting) or a heritage asset within it. |

9.0 Opportunities

The following opportunities refer to identified possibilities for undoing harm, enhancing the area and the appreciation of it, or managing development. These have been identified through the preparation of this document and the proceeding issues, threats, and management section.

1. The northern, eastern, and western boundaries of the churchyard are currently dominated by the road as well as the contemporary barriers, traffic signs and noise associated with this. The introduction of boundary treatments which are more in keeping with the typical materials and details of the area, or the introduction of further street trees or high-density planting could help screen this area further from the road.
2. The western edge of the CA coincides with the green boundary to the community hall which has a number of significant street trees and could provide a characterful route through to Spring Gardens. The maintenance of this area of green and the repair and regeneration of the contemporary building behind this would help encourage people to use this route.
3. The area to the rear of Llanelly House retains its historic use as a service yard but is currently characterised by parking, contemporary extensions, and tarmac surfaces. The introduction of higher quality hard and soft landscaping, as well as the maintenance and repair of rear elevations would help uplift this area and the views through and from it.

4. The contemporary extension to the library detracts from the historic building and creates a disjoint between Bridge Street and Church Street which have always been historically linked. The regeneration of this extension to reflect the materials and details of the surrounding buildings may help to soften the impact of this extension and improve the visual connection between these two areas of the CA.



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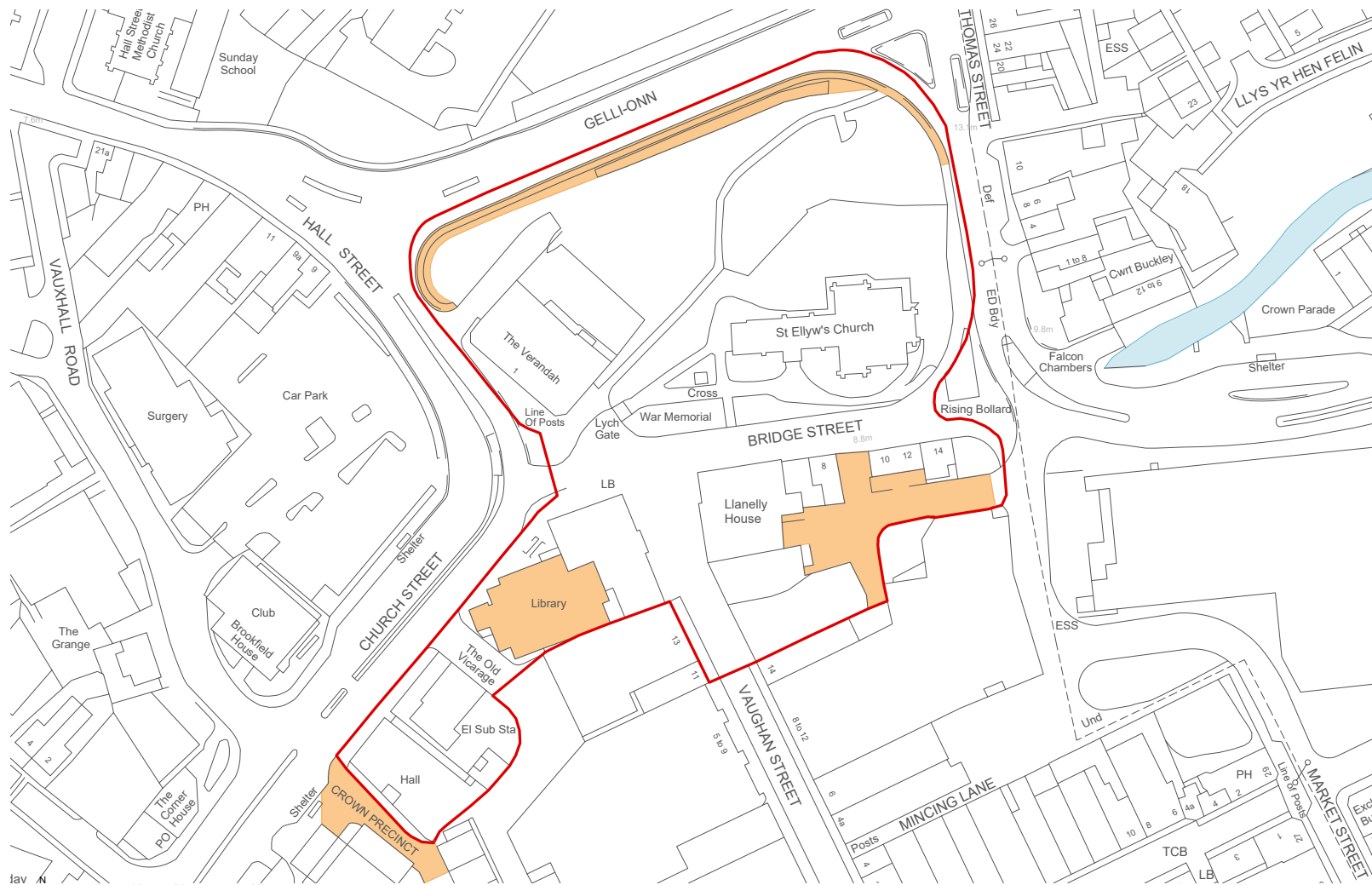
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4



- Llanelly Conservation Area Boundary
- Area of opportunity

Appendix I: Bibliography

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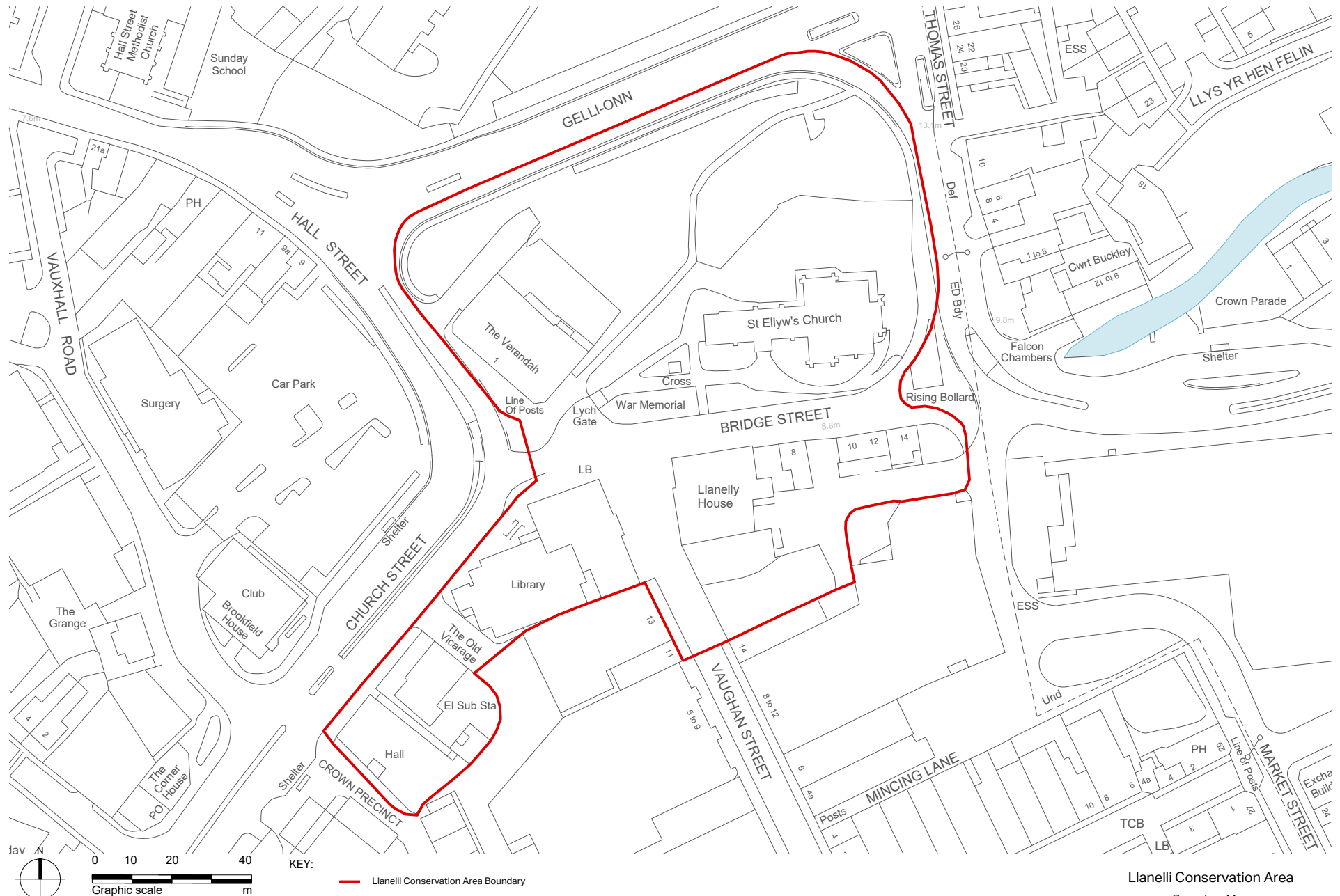
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Appendix II: Glossary

Abbreviation	Formal term	Definition	Abbreviation	Formal term	Definition
A4D	Article 4 Direction	A measure, instigated by a local authority, whereby issues of work which would normally be permitted under planning legislation General Development Orders are bought within the control of the planning department.	CCC	Carmarthenshire County Council	
			GDO	General Development Order	An order, under national planning legislation, which sets out the classes of development which are 'permitted development' and hence do not normally require the issue of formal planning consent
BAR	Building At Risk	A buildings register, maintained by local authorities (supported by Historic England) which includes buildings and structures which are at risk from decay, collapse or other loss. It usually sets out a degree of risk and indicates the type of action which is deemed necessary to remedy the problem.		Cadw	The organization responsible for the protection of historic buildings, structures, landscape and heritage sites in Wales
			LB	Listed Building	A building of architectural and/ or historic interest which is protected by inclusion on a list of such buildings maintained by Cadw. The building will be graded – grade 1 for the most important, Grade 2* for the next most important or grade 2 for the remainder which comprises about 95% of the total
CA	Conservation Area	An area, designated by the local authority, the character of which it is desirable to preserve of enhance			
CAA	Conservation Area Appraisal	A report which assesses the character and effectiveness of the CA at a particular time			
CPO	Compulsory Purchase Order	A legal instrument for the compulsory purchase of land by a local authority of government agency for a defined purpose and at a fair rate		Burgage Plot	A burgage plot is usually characterised as a long walled plot, garden or yard, behind a building, the front of which faces one of the older streets in a town or city with medieval origins
	Fascia	The space in which a sign is displayed, typically above a shop			

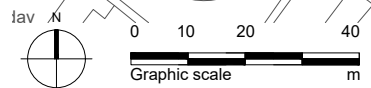
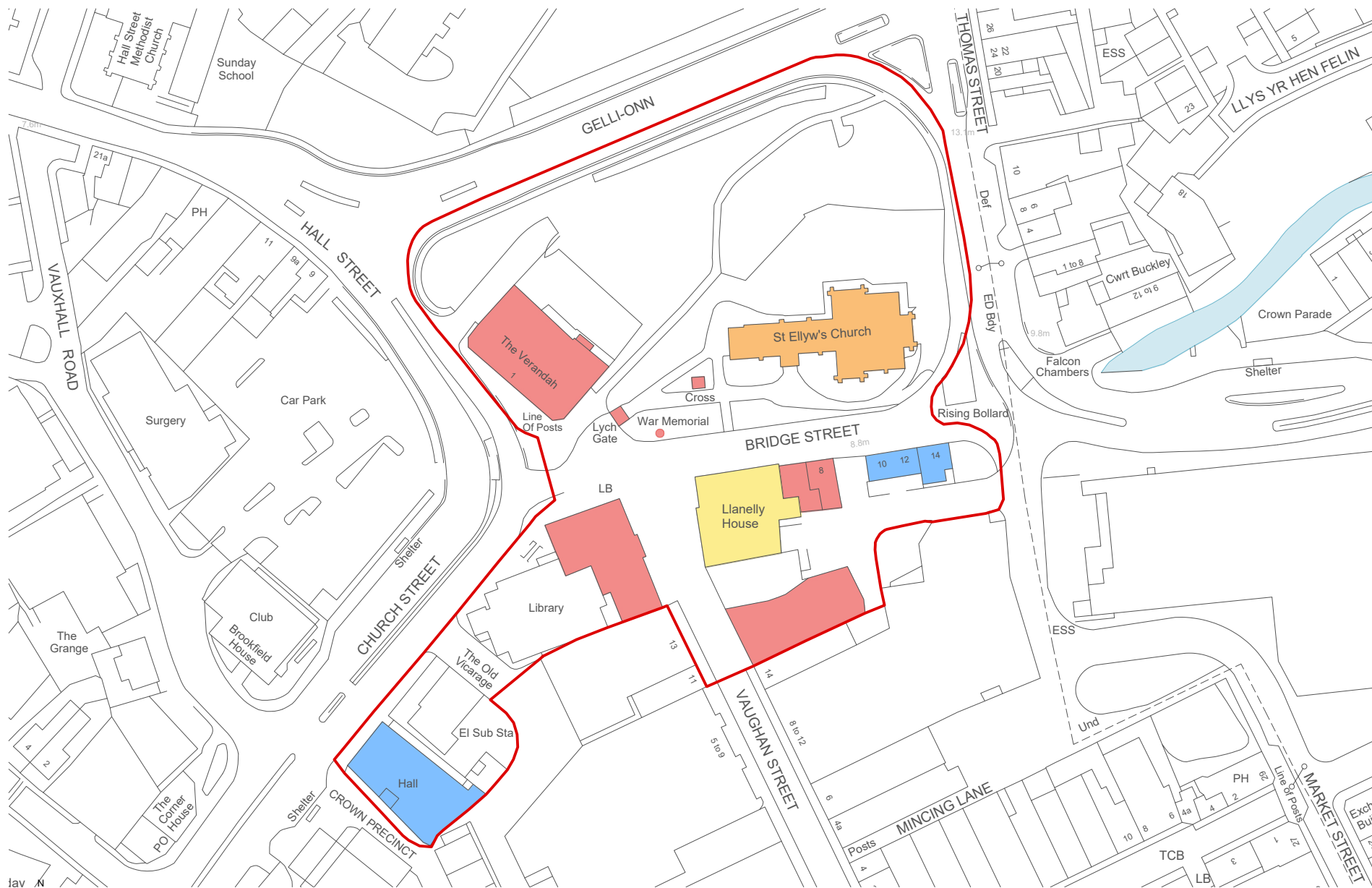
Abbreviation	Formal term	Definition	Abbreviation	Formal term	Definition
LBC	Listed Building Consent	An approval for the carrying out of works to a listed building (which would otherwise constitute a criminal offence) issued by the local authority and following consultation with a set list of national and local amenity bodies and organisations	Sn215	Section 215 Notice	A notice under the planning acts which a local authority can issue to owners or occupiers for the tidying up of land or buildings which are deemed to be harmful to the amenity of an area
LP	Local Plan	A document prepared by or on behalf of the local authority setting out its planning policy for a forthcoming fixed period; it will include policy concerning the natural environment, conservation, highways, building development among a wide range of other topics.	SPG	Supplementary Planning Guidance	A document which sets out a particular policy specific to a site or area which can be used as material evidence in determining any relevant planning application. The content of the document will have been prepared with this specific intent and will require to be formally adopted as one of its suite of planning documents by the authority concerned
PPW	Planning Policy Wales	National policy outlining guidance for making planning decisions	TPO	Tree Preservation Order	An order made by a local planning authority in Wales to protect specific trees, groups of trees or woodland in the interest of amenity. An order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without local authority's written consent
P(LBCA) Act 1990	Planning (Listed Buildings and Conservation Areas) Act 1990	A consolidating act which brought together previous diverse pieces of legislation into one Act of Parliament			
	Repairs Notice	A notice issued under sections 47 and 48 of the P(LBCA) Act 1990 requiring owners or occupiers to carry out urgent repairs to listed buildings			

Appendix III: Maps



Llanelli Conservation Area
Boundary Map

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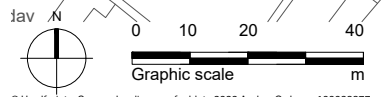
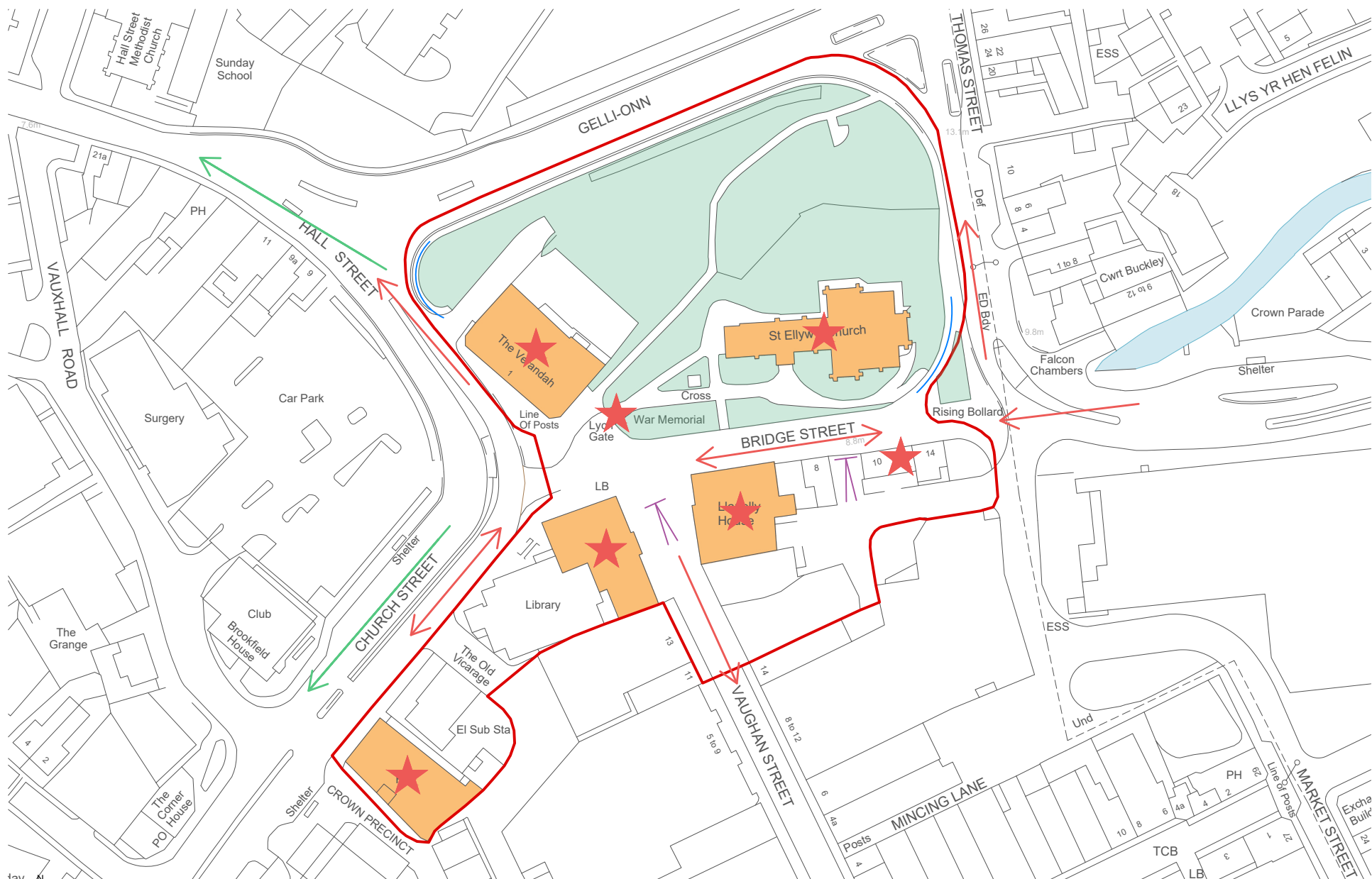


- KEY:**
- Llanelli Conservation Area Boundary
 - Listed buildings Grade I
 - Listed buildings Grade II*
 - Listed buildings Grade II

- Unlisted buildings and structures of note

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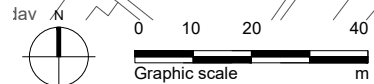
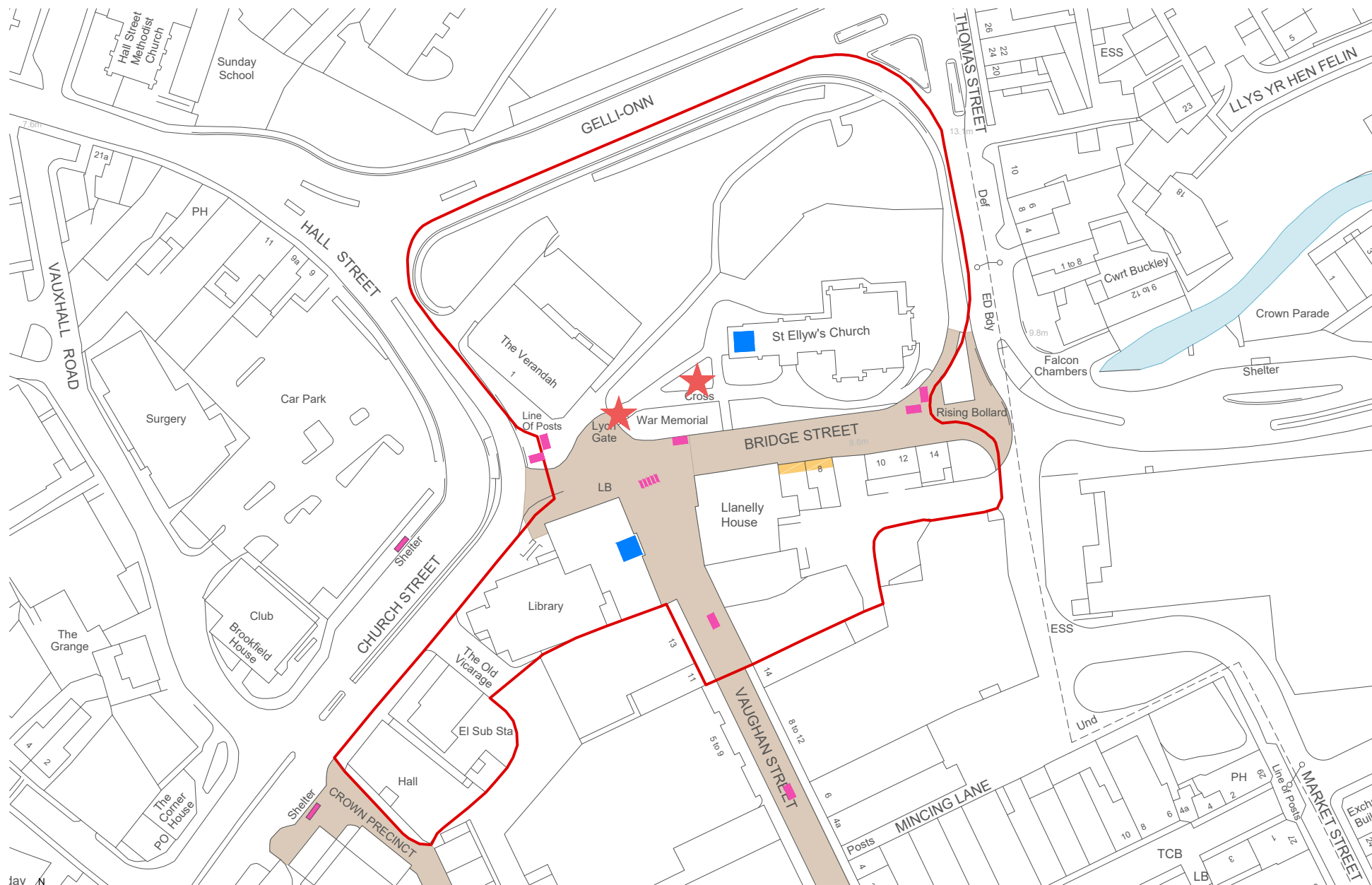
**Llanelli Conservation Area
 Designations Map**



- KEY:**
- Llanelli Conservation Area Boundary
 - Important landscape views
 - Positive green areas / landscaping / trees
 - Important street views
 - Significant rooscapes
 - T Terminated views
 - ★ Main landmark / key buildings
 - ↪ Deflected views

Llanelli Conservation Area
Spatial Analysis

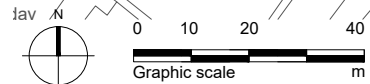
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- KEY:
- Llanelli Conservation Area Boundary
 - Pedestrian areas
 - Historic shopfronts

- Street furniture
- Tower

Llanelli Conservation Area
Public Realm



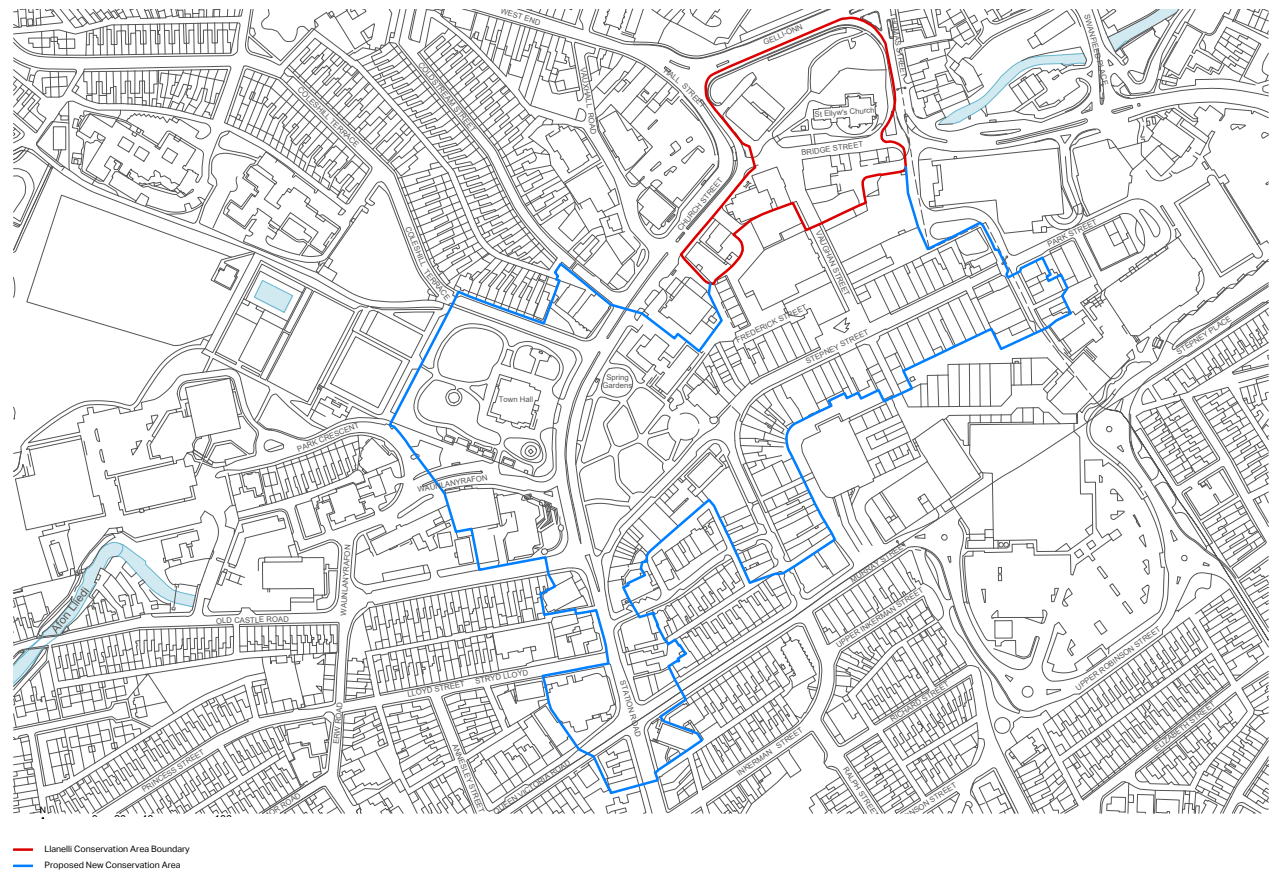
- KEY:**
- Llanelli Conservation Area Boundary
 - Green spaces
 - Trees
 - Green spaces

Llanelli Conservation Area
Trees, Green Spaces, Parks and Gardens

Appendix IV: Boundary Review

As part of the preparation of this Conservation Area Appraisal and Management Plan, a review of the Conservation Area boundary has been undertaken to understand the rationale for designating the area, and whether development since its initial designation means that this boundary should now be redrawn. This review has been undertaken through a series of site surveys, as well as desk-top research and consultation with the Local Authority, stakeholders, and the public.

There are no suggested alterations to the CA, but it is recommended that consideration be given to create two additional CAs to provide protection to some of the town's 19th Century architectural and historic heritage, the first to include Stepney Street, Market Street and Church Street and the second to cover Parc Howard and its environs.



Appendix V: Summary of Related Legislation, Policy, and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

- Local planning authorities to determine areas where it is desirable to preserve and enhance, and designate them as conservation areas (section 69 [1])
- Local planning authorities to review their past activities in this area, including existing conservation areas, and to add more conservation areas (section 69 [2])
- Local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and consult the public in the area in question, taking account of views expressed (section 71 [1 and 2])
- In the exercise by local planning authorities of planning functions within the conservation area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (section 72 [1])

Well-being of Future Generations (Wales) Act 2015

The Well-Being of Future Generations (Wales) Act 2015 places a duty of well-being on public bodies, which must set out and publish well-being objectives designed to maximise their contribution to achieving each of the seven well-being goals. One of these goals is a Wales of vibrant culture and thriving Welsh language, described as 'a society that promotes and protects culture, heritage and the Welsh language'. There are clear synergies between the specific duty to preserve or enhance conservation areas, as required by the 1990 Act,⁷ and the general duty to promote and protect

heritage, as set out in the 2015 Act. Properly protected and enhanced conservation areas can improve the quality of life and well-being for everyone.

Planning Policy Wales February 2021

- The historic environment is made up of individual historic features which are collectively known as historic assets. Conservation areas are considered historic assets.
- Paragraph 6.1.6 states that the Welsh Government's specific objectives for the historic environment seek to: [...] preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- Paragraph 6.1.14 notes that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised. Planning authorities should establish their own criteria against which existing and/or new conservation areas and their boundaries should be reviewed. The preparation of conservation area appraisals and management plans can assist planning authorities in the exercise of their development management functions.
- Paragraph 6.1.15 notes that there is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public

interest grounds.

- Paragraph 6.1.16 notes that preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.
- Paragraph 6.1.17 notes that conservation area designation introduces control over the total or substantial demolition of unlisted buildings within these areas, but partial demolition does not require conservation area consent. Procedures are essentially the same as for listed building consent. When considering an application for conservation area consent, account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole. Consideration should also be given to replacement structures. Proposals should be tested against conservation area appraisals, where they are available.
- Paragraph 6.1.29 notes that development plans should consider the inclusion of locally specific policies relevant to the historic environment. These must be distinctive and only cover those elements deemed as important considerations from a local planning perspective. They might include locally specific policies relating to:
- Listed buildings and conservation areas – development plans may include locally specific policies for the conservation of the built historic environment, including the protection or enhancement of listed buildings and conservation areas and their settings. They may also include

policies relating to re-use or new development that affect particular historic areas and/or buildings, which may assist in achieving urban and rural regeneration. Development plans should not include policies for the designation of new conservation areas or extensions to existing conservation areas, nor should they include detailed statements or proposals for existing conservation areas. The process of assessment, detailed definition or revision of boundaries and formulation of proposals for individual conservation areas should be pursued separately from the development plan.

- Paragraph 1.36 notes that the Welsh Ministers have reserve powers to make their own Revocation/Modification or Discontinuance Orders, but only after consultation with the planning authority. Such intervention would overturn a planning authority's judgement on a matter which is, in the first place, its responsibility and may only be justified in exceptional circumstances. The general principle is that such action should be considered only where the original decision is judged to be grossly wrong, so that damage would be done to the wider public interest. This policy also applies to the use of the Welsh Ministers' default powers in respect of listed buildings and conservation area consent.

Planning Policy Wales Technical Advice Note 24: The Historic Environment, 2017

This document sets out that:

- Local planning authorities are responsible for designating conservation areas and they hold the definitive information on their boundaries.
- Supplementary Planning Guidance may be developed and adopted by a local planning authority to assist them in delivering policies in the local development plan. Specific guidance relating to the

historic environment might include topics such as: Conservation area management plans.

- The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and designate them as conservation areas. They should review their areas from time to time to consider whether further designations or revisions are called for. The Welsh Ministers also have powers to designate conservation areas after consultation with the local planning authority. This is a reserved power that is used in exceptional cases, for instance, where an area is of more than local interest.

6.2 Conservation area designation provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest: this might include the pattern of settlement and the organisation of space and routes as well as the style and type of building, and the use of materials and detail. Green infrastructure may also be important, but conservation area designation is not likely to be an appropriate means of protecting landscape features, except where they form an integral part of the historic built environment.

6.3 Local planning authorities must from time to time formulate and publish proposals for the preservation and enhancement of conservation areas in a management plan. In accordance with best practice, this should be every five to ten years. It is good practice for local planning authorities to adopt the management plan as supplementary planning guidance. They must also give special attention to the

desirability of preserving or enhancing conservation areas when taking planning decisions. In exceptional circumstances where part or the whole of a conservation area no longer possesses the special interest which led to its designation, the designation may be amended or cancelled.

6.4 A conservation area appraisal is the foundation for any proposals for preservation and enhancement. It provides a detailed picture of the special interest of an area and identifies opportunities and priorities for action which can provide the basis for a more detailed management plan. It should include an analysis of the policy and management needs of the area, including an assessment of the effectiveness of current planning controls, the need for supplementary protection and the identification of ways in which special character can be preserved or enhanced. Local development plan policies and development management decisions which relate to conservation areas will have a sounder basis and make more positive contributions to long-term aims if the character of each conservation area is defined and policies for its preservation and enhancement are set out in detail in a management plan. Consideration can also be given to whether to introduce Article 4 Directions in these areas.

6.5 By their very nature, conservation areas have multiple stakeholders and management arrangements should provide opportunities for participation and engagement in plan and decision making. Proposals for preservation and enhancement will also be most effective when all council departments understand the significance

of designation and work together. A development team approach that recognises the contribution of other departments, such as highways and housing, is therefore strongly recommended.

6.6 Local development plans may include locally specific policies for the protection or enhancement of conservation areas. In such circumstances, the local development plan should make clear that development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document. Certain development proposals within a conservation area, including the provision of one or more dwelling houses, the provision of a building or buildings where the floor space created by the development is 100 square metres or more, will require a design and access statement.

6.7 Many conservation areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality and accords with the area's special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.

6.8 One of the purposes of the advertisement control system is to encourage the display of outdoor advertisements which make a positive contribution to the appearance of the environment. It is reasonable to expect that the local planning authority's duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area will result, in practice, in more exacting standards when the authority considers whether to grant consent for a proposed advertisement in such an area.

6.9 In conservation areas it is important for local planning authorities to be flexible in their use of their powers under the Town and Country Planning (Control of Advertisements) Regulations 1992, because many areas include retail and commercial premises ranging from small corner shops to thriving commercial centres. Outdoor advertising is essential to commercial activity and the success of local businesses will usually help owners and tenants of commercial premises to maintain buildings in good repair and attractive in appearance.

6.10 Conservation Area Consent is required for the demolition of an unlisted building in a conservation area, though there are some exceptions. In this context, the courts have ruled that demolition amounts to pulling down a building so that it is destroyed completely or at least to a very significant extent. Therefore, the removal of an entire building except its facade could also count as demolition.

6.11 The Welsh Ministers may direct that Conservation Area Consent is not required for certain descriptions of buildings and the Welsh Ministers have directed that Conservation Area consent is not required for certain works. These works include the demolition of a building with a total cubic content not exceeding 115 cubic metres and the demolition of a built boundary feature that is less than one metre high where abutting a highway, waterway or open space, or less than two metres high in any other case. This means that many works which involve the destruction of the fabric of part of a building will not be works of demolition and will not require conservation area consent.

6.12 Applications for consent to demolish must be made to the local planning authority. Applications for Conservation Area Consent will require a heritage impact statement, which should explain why demolition is desirable or necessary alongside a broader assessment of the impact of the proposals on the character or appearance of the area.

6.13 There should be a general presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (see 5.15). In cases where it is considered a building makes little or no contribution, the local planning authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given without acceptable and detailed plans for the reuse of the site

unless redevelopment is itself undesirable. The local planning authority is entitled to consider the broad principles of a proposed development, such as its scale, size, and massing, when determining whether consent should be given for the demolition of an unlisted building in a conservation area.

6.14 It may be appropriate to impose a condition on the granting of consent for demolition so that it does not take place until full planning permission has been granted and a contract for carrying out the development work has been made.

6.15 Local planning authorities have the power to protect trees and woodlands by making tree preservation orders. In addition, there is a special provision for trees in conservation areas which are not the subject of tree preservation orders. Anyone proposing to cut down, top or lop a tree in a conservation area is required to give the local planning authority six weeks' notice, during which time the local planning authority can decide whether to protect that tree with a tree preservation order.

6.16 When considering whether to extend protection to trees in conservation areas, local planning authorities should always consider the visual, historic and amenity contribution of trees. In some instances, new or re-plantings may be desirable where this would be consistent with the character or appearance of the area.

6.17 Enforcement has a key role to play in the protection of conservation areas and local planning authorities should consider a more proactive

approach, including monitoring development activity and ensuring compliance with the terms of regulatory controls, rather than just investigating when a formal complaint is made. A positive and active approach to enforcement will help to reduce the number of contraventions and secure sustained improvements in environmental quality.

6.18 An applicant has a right to appeal against certain decisions or failure to take a decision by the local planning authority on a conservation area consent. An appeal may be made in circumstances including the following: Where a local planning authority: Refuses an application for conservation area consent; Grants an application for conservation area consent subject to conditions; Refuses an application for the variation or discharge of conditions attached to a conservation area consent; Refuses an application for approval required by a condition imposed on the granting of conservation area consent; or Fails to determine an application for consent within 8 weeks of its validation by the local planning authority.

6.19 An appeal is made to the Welsh Ministers on a form within six months of the applicant being notified of the local planning authority's decision.

Managing Conservation Areas in Wales, Cadw, 2017

Managing Conservation Areas in Wales supplements Planning Policy Wales¹ and Technical Advice Note 24: The Historic Environment. Managing Conservation Areas in Wales sets out the policy context and duties for local planning authorities to designate and manage conservation areas. It also identifies key aspects of good practice for their designation and appraisal, including the participation of stakeholders and the development of local policies for positive management and enhancement so that their character and appearance are preserved and enhanced. It should also help local planning authorities to take account of Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) to achieve high-quality sensitive change

