



Consent
Conservation Area
Canllaw i'r Perchenog
Cadwraeth
Caniatâd Ardal

POWYS
Adeiledig
Trefnadaeth



Taflen Canllaw 2
Guidance Leaflet 2

Cysylltiadau / Contacts: www.powys.gov.uk/heritage

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Neuadd Brycheiniog Cambrian Way Aberhonddu / Brecon LD3 7HR	Neuadd Maldwyn Ffordd Hafren / Severn Road Y Trallwng / Welshpool SY21 7AS	Y Gwalia / The Gwalia Ffordd Ithon / Ithon Rd Llandrindod / Llandrindod Wells LD1 6AA
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**Beth yw Ardaloedd
Cadwraeth?**

Mae Ardaloedd Cadwraeth yn "ardaloedd o ddiddordeb pensaernïol neu hanesyddol arbennig, y mae'n ddymunol gwarchod neu wella eu cymeriad" – mae Adran 69 o Ddeddf Cynllunio (Adeiladau Rhestredig ac Ardaloedd Cadwraeth) 1990, yn ei gwneud yn ofynnol i Awdurdodau Cynllunio Lleol nodi'r ardaloedd hyn.

O fewn Powys (y tu allan i Barc Cenedlaethol Bannau Brycheiniog) ceir 55 o Ardaloedd Cadwraeth ar hyn o bryd. Gellir canfod mapiau yn dangos ffiniau'r rhain ar ein gwefan neu maent ar gael o'r swyddfeydd cynllunio. Gall cymeriad a maint Ardaloedd Cadwraeth amrywio'n helaeth, o bentrefi gwledig bychain iawn gyda chlwstwr o adeiladau o amgylch eglwys i drefi mawr gydag adeiladau o arddull drefol ac adeiladau a adeiladwyd yn wreiddiol i ddibenion diwydiannol neu fasnachol.



**Pam cael Ardaloedd
Cadwraeth?**

Mae cymeriad arbennig llawer o ardaloedd yn dibynnu ar adeiladau nad ydynt yn haeddu cael gwarchodaeth adeilad rhestredig ar eu pennau eu hunain ond sy'n ffurfio rhan hanfodol o amgylchedd cyffredinol gwych. Os bwriedir cadw rhan werthfawr o'n trefnadaeth a'n hamgylcheddau byw, mae angen darparu gwarchodaeth gyffredinol i ardaloedd cyfain nid dim ond i ddarnau yma ac acw. Ni fwriedir i ddynodi Ardal Gadwraeth atal datblygiad, ond yn hytrach i ganiatáu i newid gael ei reoli mewn dull cadarnhaol sy'n helpu i warchod ansawdd arbennig ardal a hyrwyddo gwelliant a dyluniad cadarnhaol.



Gellir rhoi cymorth grant i gynlluniau i drwsio adeiladau mewn ardaloedd cadwraeth gan Cadw neu CSP cyn belled ag y bo'r gwaith yn gwneud cyfraniad sylweddol tuag at warchod neu wella'r ardal honno.

**What are Conservation
Areas?**

Conservation Areas are "areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance" - Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires Local Planning Authorities to identify these areas.

Within Powys (outside the Brecon Beacons National Park) there are currently 55 Conservation Areas. Maps showing the boundaries of these can be found on our website or are available from the planning offices. The character and size of Conservation Areas can vary greatly, from very small rural hamlets with a cluster of buildings around a church to large towns with urban style buildings and buildings originally constructed for industrial or commercial purposes.

**Why have Conservation
Areas?**

The special character of many areas depend on buildings which individually are not worthy of listed building protection but which form an essential part of a fine overall environment. If a valuable part of our heritage and living environments is to be retained, there is a need to provide a 'blanket' protection for whole areas and not just bits and pieces here and there. Designation of a Conservation Area is not intended to prevent development, but to allow change to be managed in a positive way that helps to protect an area's special quality of place and to promote positive enhancement and design.

Repair schemes to buildings in conservation areas may be grant-aided by Cadw or PCC provided that the works make a significant contribution towards the preservation or enhancement of that area.

Gofynion cynllunio mewn Ardaloedd Cadwraeth

Mae gan Awdurdodau Lleol ddyletswydd i warchod neu i wella cymeriad neu ymddangosiad Ardaloedd Cadwraeth. Mae Caniatâd Ardal Gadwraeth (ar gyfer dymchweliadau) a Chaniatâd Cynllunio (ar gyfer datblygu) yn gweithio law yn llaw i sicrhau bod argymhellion yn gwarchod ac yn gwella diddordeb arbennig pob ardal gadwraeth. Mae'r angen am Ganiatâd Ardal Gadwraeth yn ymwneud â dymchwel adeiladau a rhai strwythurau eraill fel waliau, o fewn ffiniau ardal gadwraeth. Mae'r rheolau yn gymhleth ac mae'n well gwneud ymholiadau gyda'r awdurdod lleol yn gyntaf. Mewn Ardaloedd Cadwraeth, cyfyngir hawliau datblygu a ganiateir fel bod gan Awdurdodau Cynllunio fwy o reolaeth dros y datblygiad sy'n digwydd o'u mewn. Er enghraifft, mewn rhai Ardaloedd Cadwraeth cymerir yr hawliau datblygu a ganiateir ar gyfer amnewid ffenestri i gartrefi, ymaith gan Gyfarwyddiadau Erthygl 4, sy'n golygu y bydd angen Caniatâd Cynllunio ar gyfer y newid hwn. Unwaith eto, mae'n well cysylltu â'r Gwasanaethau Cynllunio cyn gwneud unrhyw waith. Mae'n ofynnol i berchnogion roi chwe wythnos o rybudd yn ysgrifenedig i'r Awdurdod Cynllunio Lleol ynglŷn ag unrhyw waith y maent yn bwriadu ei wneud i goed mewn Ardaloedd Cadwraeth.

Planning requirements in Conservation Areas

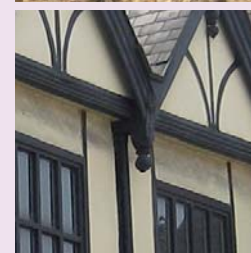
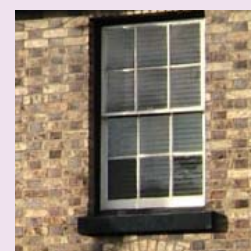
Local Authorities have a duty to preserve or enhance the character or appearance of Conservation Areas. Conservation Area Consent (for demolitions) and Planning Permission (for development) work hand in hand to ensure that proposals conserve and enhance the particular interest of each conservation area. The need for Conservation Area Consent relates to the demolition of buildings and some other structures such as walls, within the boundaries of a Conservation Area. The rules are complicated and it best to check with the local authority first. In Conservation Areas, permitted development rights are restricted so that Planning Authorities have more control over the development that takes place within them. For example, in some Conservation Areas the permitted development rights for the replacement of windows to dwelling houses, are taken away by Article 4 Directions, meaning that Planning Permission will be required for this change. Again, it is best to contact Planning Services in advance of any works taking place. Owners are required to give six weeks notice in writing to the Local Planning Authority regarding any works they are planning to carry out to trees in Conservation Areas.

Ystyriaethau Cynllunio mewn Ardaloedd Cadwraeth

Wrth benderfynu ar geisiadau am Ganiatâd Cynllunio a Chaniatâd Ardal Gadwraeth, rhoddir ystyriaeth yn y lle cyntaf i'r Polisiâu a gynhwysir yng Nghynllun Datblygu a hefyd i ddarpariaethau Cylchlythyr 61/96 Llywodraeth Cynulliad Cymru.

Wrth benderfynu ar y ddau fath o gais rhaid rhoi sylw arbennig i ba mor ddymunol yw gwarchod neu wella cymeriad neu ymddangosiad yr ardal. Bydd yr adeiladau a'r strwythurau hynny sy'n gwneud cyfraniad cadarnhaol at gymeriad yr Ardal Gadwraeth yn annhebyg o gael Caniatâd i'w dymchwel. Lle caniateir dymchwel adeilad, disgwyliad hefyd i unrhyw ddatblygiad newydd wella neu

warchod cymeriad neu ymddangosiad yr Ardal Gadwraeth. Felly mae'n werth chweil rhoi gofal a sylw i ddyluniad unrhyw ddatblygiad newydd i sicrhau ei fod yn briodol yn nhermau cynllun, dyluniad a deunyddiau.



Planning Considerations in Conservation Areas.

When determining applications for Planning Permission and Conservation Area Consent, regard will be had in the first instance to the Policies contained in the Development Plan and also to the provisions of Welsh Assembly Government Circular 61/96.

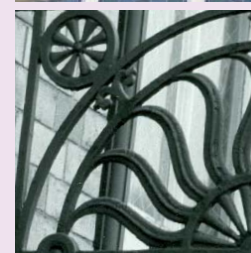
Sut y gallaf ymgeisio am Ganiatâd Ardal Gadwraeth a/neu Ganiatâd Cynllunio?

Bydd angen i chi wneud cais i'r Awdurdod Cynllunio Lleol. Mae'n aml yn well cael cymorth proffesiynol i baratoi cais er na fydd hyn yn rheidrwydd. Rhaid i geisiadau gynnwys gwybodaeth gefnogol ddigonol i'w gwneud yn bosib i asesiad llawn gael ei wneud i effaith tebygol y gwaith arfaethedig ar gymeriad neu ymddangosiad yr Ardal Gadwraeth. Os na ddarperir digon o wybodaeth, efallai na fydd y cais yn cael ei ystyried.

How do I apply for Conservation Area Consent and/or Planning Permission?

You will need to make an application to the Local Planning Authority. It is often best to get professional assistance with preparing an application although this is not a requirement. Applications must include adequate supporting information to enable a full assessment to be undertaken of the likely impact of the proposed works on the character or appearance of the Conservation Area. If sufficient information is not provided, the application may not be considered.

In determining both types of application special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. Those buildings and structures that make a positive contribution to the character of the Conservation Area will be unlikely to be granted Consent for demolition. Where demolition is allowed, any new development would also be expected to enhance or preserve the character or appearance of the Conservation Area. Therefore it is worthwhile to pay care and attention to the design of any new development to ensure that it is appropriate in terms of layout, design and materials.



Ydw i'n byw mewn ardal gadwraeth? Edrychwch ar ein gwefan i gael gwybod.
Do I live in a conservation area? Find out on our website.

www.powys.gov.uk/heritage

Ffynonellau gwybodaeth ychwanegol / Additional sources of information: **Y Porth Cynllunio / The Planning Portal**
www.planningportal.gov.uk

Ffynonellau gwybodaeth ychwanegol Cadw, Llywodraeth Cynulliad Cymru, Cadw, Welsh Assembly Government,
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