

LDP26: Llanellian Conservation Area Management Plan

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Statement of Consultation

This Supplementary Planning Guidance document was issued for a period of six weeks public consultation between 26 September 2016 and 4 November 2016.

It was adopted by Cabinet on 5 December 2017.

Copies of the representations received, together with the Council's response are available to view on-line at <http://conwy.jdi-consult.net/ldp/>

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1 Background

- 1.1 This is one of a series of Supplementary Planning Guidance documents (SPGs) that give further advice on development plan policies. SPGs are intended to advise planning applicants and practitioners and will be taken into account when determining planning applications.
- 1.2 The purpose of this SPG is to set out the Council's Conservation Management Plan for Llanellian yn Rhos. This is a plan covering a period of six years which aims to address the pressures and opportunities that affect the village. It also sets out the measures which are in place to safeguard distinctive historic character and appearance, whilst keeping Llanellian an attractive, exciting place to visit. This Management Plan will offer guidance in particular on how the Conservation Area of Llanellian yn Rhos can be actively managed and enhanced in line with LDP Policy.
- 1.3 The aims of the Management Plan are
- To identify, recognise and have an understanding of the nature of Llanellian's heritage assets
 - To raise awareness of Llanellian's heritage and issues surrounding its management
 - To actively promote the role and opportunities presented by conservation and heritage in terms of the wider regeneration and economic development of the village and provide a framework for investment
 - To promote best practice with regard to stewardship, advice, education, policy and project implementation at a local, regional and international level
 - To develop existing and new audiences and learning initiatives and promote partnership working between public, private and voluntary sectors
 - To promote positive action and develop initiatives that secure the future and ensure the preservation and enhancement of Llanellian's heritage assets
 - To foster continued use, enjoyment and access to the County Borough's diverse historic assets and ensure it contributes positively to quality of life today and for future generations.
- 1.4 It has been drawn up following the production of a detailed Character Appraisal for Llanellian yn Rhos Conservation Area. It provides a framework for future actions, which are primarily the responsibility of the Council, although their successful implementation will also depend on the co-operation and enthusiasm of the other local authorities (Community Council, local people and local organisations). Government policy has made it clear that Conservation Areas are not necessarily areas of no change. Change is an inevitable facet of modern life and the challenge is to manage change in a manner that does not lose sight of the special historic qualities of a place. This Conservation Area Management Plan seeks to provide a framework for 'managed' change, which will ensure that the special architectural and historic

interest of the Llanelian Conservation Area is both preserved and enhanced for future generations.

- 1.5 The Management Plan also examines specific problems, opportunities and significant issues that affect the Llanelian Conservation Area. Prescriptions are advanced in the Plan to secure the preservation of the designated area. The Plan is also crucially designated to enhance the special character and to resolve detracting features where these are shown to be damaging to the distinctive and historic character and appearance of the area or its constituent parts.
- 1.6 A separate SPG has been produced on “Conservation Areas”. This SPG relates to all Conservation Areas within the County Borough and should be read in conjunction with this SPG.

2 Planning Policy Context

- 2.1 Section 71(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires proposals for the preservation or enhancement of a Conservation Area to be submitted for consideration to the public in an area and wider consultation is desirable.

Planning Policy Wales Chapter 6 and Technical Advice Note (TAN) 24 provide national planning policy guidance on the Historic Environment. TAN 24 states 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:

- World Heritage Sites
- Archaeologically Sensitive Areas — where it is probable that archaeological remains will be a material consideration in the determination of any planning applications
- A list of historic assets of special local interest
- The use of characterisation to inform regeneration or the enhancement of town centres
- Design guidance for development briefs containing significant historic assets
- Conservation area management plans

Paragraph 6.3 of the TAN states: ‘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...’

- 2.2 Relevant local planning policy can be found within the Conwy Local Development Plan (Adopted 2013) at policy CTH/1 (an overarching strategic policy concerning the historic environment) and CTH/2 which is the key policy to which this SPG lends support. CTH/2 is replicated below:

POLICY CTH/2 – DEVELOPMENT AFFECTING HERITAGE ASSETS

Development proposals which affect a heritage asset listed below (a-f), and/or its setting, shall preserve or, where appropriate, enhance that asset. Development proposals will be considered in line with Policy DP/6, where applicable and Policy DP/3.

- a) Conservation Areas
- b) Conwy World Heritage Site
- c) Historic Landscapes, Parks and Gardens
- d) Listed Buildings
- e) Scheduled Ancient Monuments
- f) Sites of archaeological importance

- 2.3 LDP1: The Householder Design Guide SPG may also be useful in considering ‘householder’ developments.
- 2.4 Local authorities are required by law to periodically review their Conservation Areas and the preparation of Character Appraisals and Management Plans is part of this obligation.
- 2.5 The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Plan will have greater impact and longevity. Additionally, the documents will be subject to six weeks of full public consultation, including a public exhibition. Following this, a Public Consultations Report will be prepared (copies will be available on request from the Borough Council), the text amended, and the documents illustrated and printed.
- 2.6 The proactive management of Conservation Areas gives clarity and robustness to decision making, which means that issues may be more defensible in, for instance, planning appeals. The Character Appraisal and this Management Plan will therefore be of use to the local planning authority (LPA) when determining applications for change within or on the edges of the Conservation Areas, and for property owners and their agents when considering schemes for refurbishment, alteration, or new development. The documents will also be of interest to visitors and to Conwy’s residents and business community, all of whom value the buildings and spaces of the village so highly.

3 The Llanellian yn Rhos Conservation Area Appraisal

- 3.1 The Llanellian yn Rhos Conservation Area Appraisal was prepared in 2007. This appraisal has been reviewed to identify any changes in circumstances that now affect the area. The review, which is published in association with this Management Plan,

identifies the positive and negative features of the village and provides an outline of the main issues that may affect its distinctiveness.

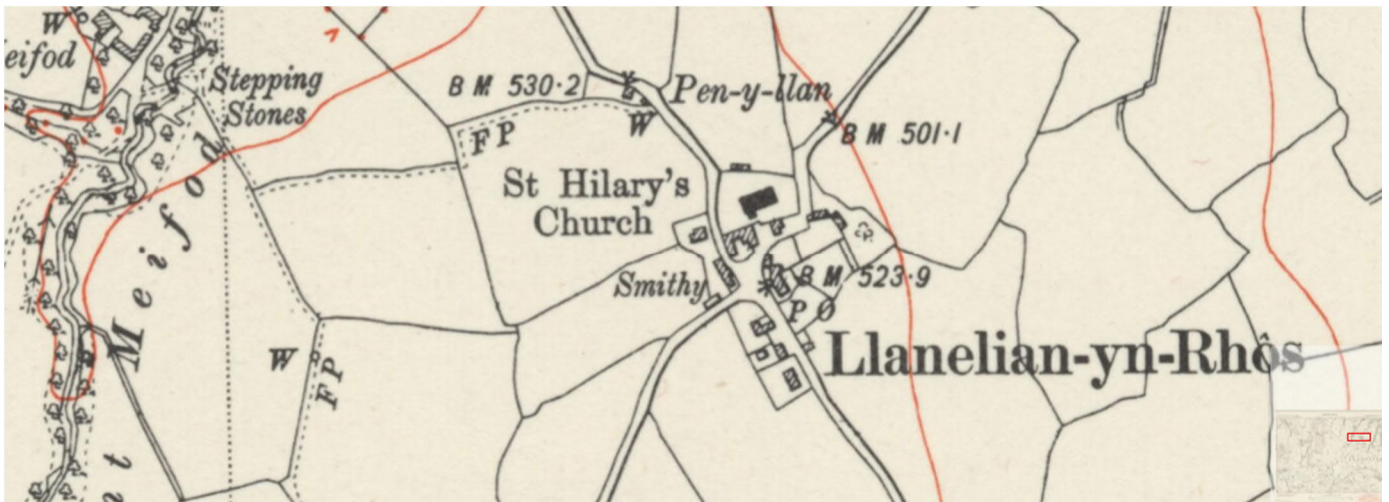
- 3.2 Llanelian Conservation Area was designated in 1978. This Conservation Area centred on the crossroads of the village and measures approximately 1.20 hectares. This is a small Conservation Area but includes three buildings of interest – the Church, The White Lion and Llan Farm.
- 3.3 A summary of the key characteristics of Llanelian, as defined by the Character Appraisal, is reproduced below. This is followed by a summary of the principal issues that the village currently faces. It is these issues that the Management Plan seeks to address. A number of prominent features have been identified within this appraisal, these are summarised under each headings below.

The Area

- 3.4 Silurian rocks cover extensive tracts of North Wales, being found over much of the Denbigh Moors. Llanelian yn Rhos lies towards the northern extremity of this rock type. The rocks consist basically of mudstones and shale's, alternating with flags, sandstones and grits.
- 3.5 Local stone has been used for several of the buildings in the village, notably the church and the White Lion. More detailed reference to building materials is made later.
- 3.6 Llanelian yn Rhos lies at an altitude of about 530 ft above sea level and its location high above the coast, less than 2 miles to the north, gives the village much of its character and affords fine and far reaching views. As one approaches Llanelian yn Rhos from Old Colwyn, one experiences a certain sense of arrival on reaching the village after the climb up from the valley below.

Street Pattern

- 3.7 The Conservation Area is centred on the crossroads which form the centre of the village. The road from the north links Old Colwyn and Llanelian yn Rhos and access to Colwyn Bay is via the narrow road leading in from the north west. The road leading out of the village in a south easterly direction leads to Betws yn Rhos. The narrow road heading south westwards joins the network of country lanes in the upland areas and moors.



1948 OS Map

- 3.8 The crossroads form an important feature in the village but they lack any typical features which one may expect to find such as a cross, war memorial, small shelter and the like.



No's 1 and 2 Bryn Tirion



Tai Newyddion

- 3.9 Local limestone has also been used for the door and openings at the church.
- 3.10 Roofs are generally of slate, with the notable use of thatch for part of Llan Farm.
- 3.11 The other common walling finish is render, generally painted white.
- 3.12 The iron gate at the entrance to the churchyard and the cobbled surfacing in front of the church entrance and in front of the steps deserve a mention.
- 3.13 The church has some stained glass and leaded lights.
- 3.14 The few later 20th century buildings are in brick/ render with tiled roofs and do not display any local characteristics or local building materials.

Building Scale and Massing

- 3.15 The buildings in the Conservation Area are generally modest in scale. Apart from the church, the buildings are either single or two storeys. The few houses are either detached or semi-detached and there are no terraced or other forms of development which form particularly imposing structures.

Principal Buildings

- 3.16 The principal buildings in the Conservation Area are the church and the White Lion.
- 3.17 The church stands on the highest ground, but lies behind the White Lion and its prominence in the village is therefore somewhat reduced as viewed from the centre of the village.



St Elian's Church



The White Lion and Church

- 3.18 The White Lion occupies a prominent location with a wide frontage onto the road and has a large car park.



The White Lion from the Church Gates

- 3.19 Whilst Llan Farm cannot really be regarded as a 'principal building' in terms of its size or presence in the street scene, it deserves reference for its historical and architectural value and interest as a late medieval 4-bay cruck-framed hall house, probably of the late C15. This originally consisted of an open 2-bay hall (with central hearth) and a service bay and unheated parlour flanking to L and R respectively. The house was encased in rubble and the hall and parlour provided with lateral chimneys, probably in the early C17; it was subsequently extended to the NW to form an L-plan, resulting in the parlour's chimney becoming incorporated as a central stack.



Llan Farm

- 3.20 There are many buildings of merit in the Conservation Area but it is not really necessary to identify these individually. Their importance has been recognised in the revised listing, dealt with in Appendix 2, and reference has also been made to the importance of their scale and massing, their design as part of a whole and in many cases to the survival of original architectural features.

Building Uses

- 3.21 The following building uses are prevalent:

- Church
- Public House
- Houses

Materials

- 3.22 There is a high quality and mix of building materials within the Conservation Area. These include:

- Local Limestone.
- External walls have been rendered.
- Roofs are generally slate with the exception of the thatched Llan Farm.
- Upper floors have detailed design and skilful use of materials.
- Stone date plaques.
- Stained or coloured glass.
- Sash windows
- Traditionally panelled doors
- Cast iron railings

Important Views

- 3.23 Amongst the delights of Llanellian yn Rhos are the wonderful far reaching views from the village, especially from the churchyard. These views encompass both the coast and the hills, extending from the Little Orme's Head to the west to the Lancashire coast on a clear day to the north-east. In other directions there are spectacular views across a patch work of fields, hedges, woods and copses to the hills and Denbigh Moors, beyond.



The main viewpoints are marked on the map 3.

- 3.24 Views of the village and within the village are less spectacular, but of value nevertheless. These include the views into the centre from the south, west, east and north and of the entrance to the church from the south.
- 3.25 The approach from the north-east, from Old Colwyn, is notable as the twin gables of the church come into view as one arrives in the village.



The approach from the north-east

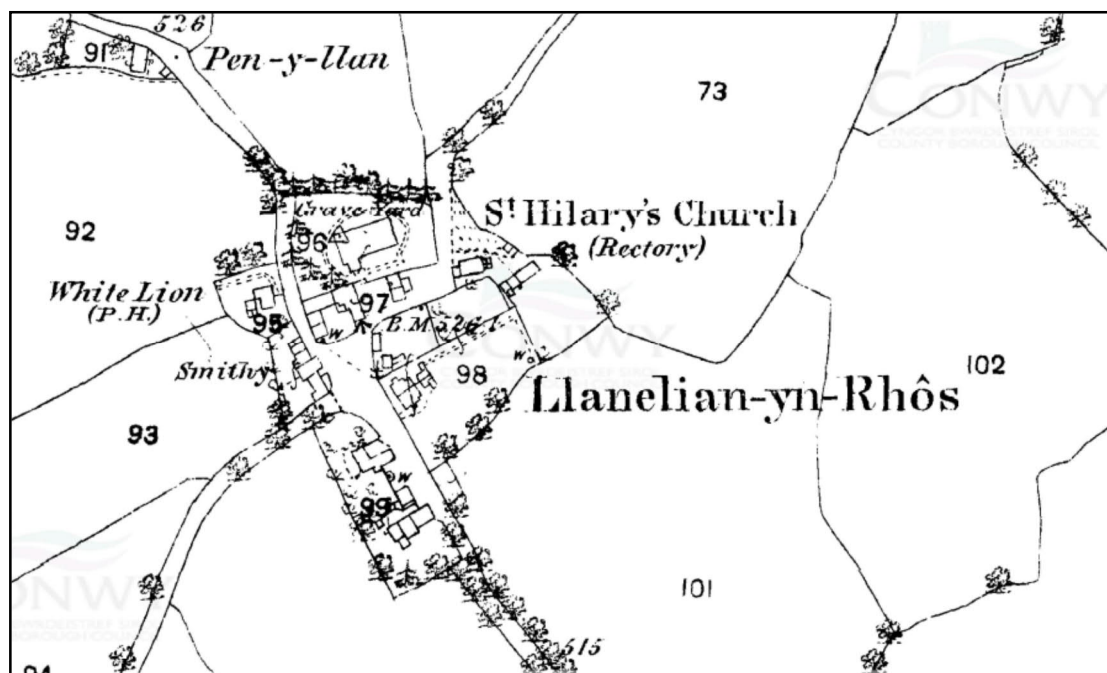
- 3.26 There are also views of the whole village from Dolwen Road, which demonstrate the compactness of the settlement and its development as a village.



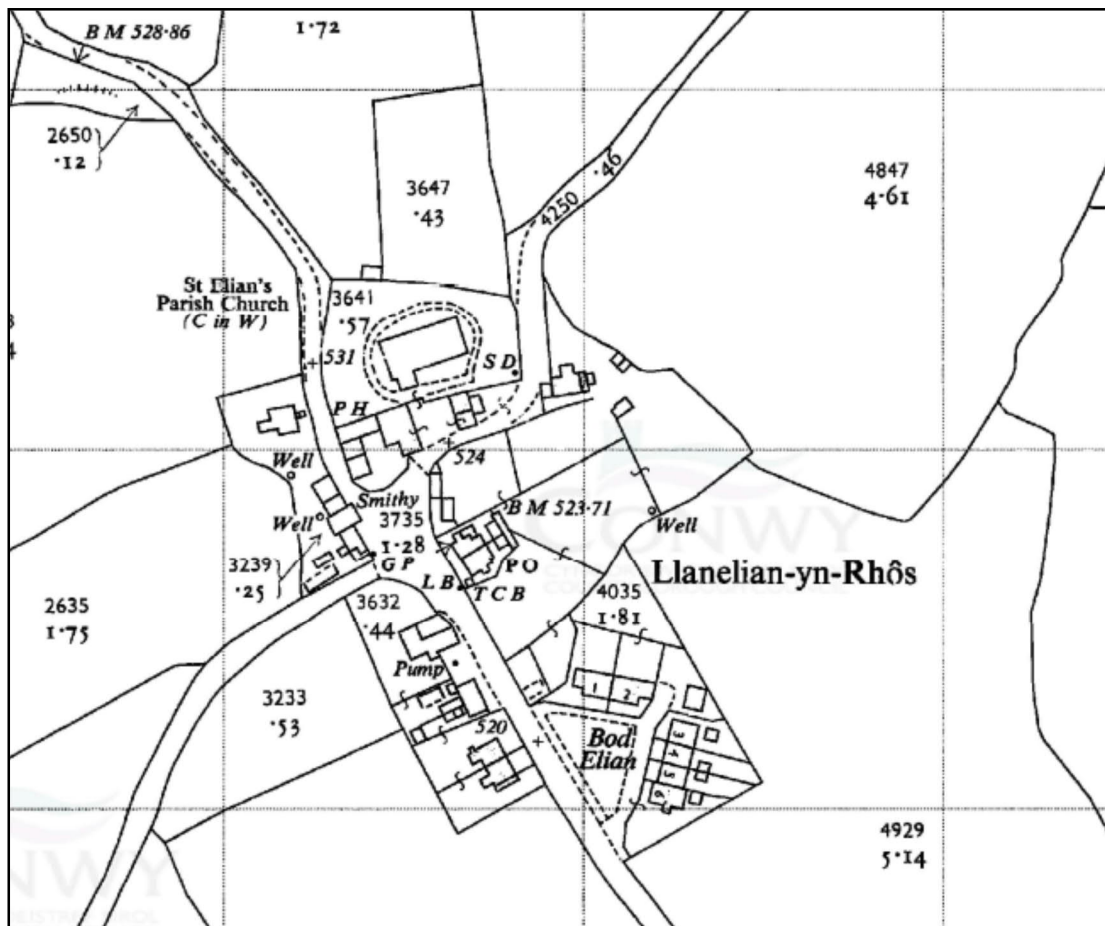
View from Dolwen Road

Density of Development

- 3.27 The density of development within the curtilage of the Llanelian's settlement has remained low. Through reviewing historic maps the major development has been to the South of the village with the construction of Bod Elan and then several larger dwellings along the road to Ysgubor Newydd and westwards towards Bryn y Person. New dwellings have respected the historic scale and massing of buildings within the village.



Epoch1 – 1854 - 1901



Epoch 5: 1948-1977



Current OS Map

Open space and vegetation

- 3.28 The village has a feeling of space and a degree of “openness”, created in part by the large car park of the White Lion to which reference is made later. The churchyard, with its prominent yew trees is an important and valuable open space. The churchyard provides a fine setting for the church itself and is of some interest, especially with regard to the listed railed tombs.
- 3.29 There are a number of hedges and grassy banks which contribute to the rural atmosphere and help to frame views particularly that from opposite Fron Heulog out towards the bay. Other boundaries are marked by stone walls.
- 3.30 Other notable trees include an ash in the northern corner of the garden of Fron Heulog, sycamore on the northern boundary of Llan Farm and two holly trees in the churchyard.

Listed buildings

- 3.31 There are 9 listed structures in the Llanelian Conservation Area. These are listed in Appendix 2 and shown on the plan below. The listed structures constitute a wonderfully rich and varied selection of structures, ranging from tombs to the Parish Church of St Elan.



Aerial View of Green space within Conservation Area



Title					
Scale	1:1750				
Date	09:54:02 23/11/2015	User	CORPDOM\hu0004	Workspace	Regulatory - Building Control & Planning

Rhoddir trwydded ddilysrwydd nad yw'n gyfyngedig, heb freiddai, i chi weld y Data Thwyddedig ar gyfer defnydd anfasnachol yn unig, o'r cyfnod y bydd ar gael gan Gyngor Bwrdeistref Sirol Conwy; Ni cheirwch gopïo, i-dwyddedig, dosbarthu, gwerthu neu fei arall drefnu bod y Data Thwyddedig ar gael mewn unrhyw ffurf i drydydd parti; a Neilltuir hawliau trwydded parti i orfodi telerau'r dwydded hon i'r Arolwg Ordnans.
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Listed Buildings



Problems

- 3.32 The main feature which detracts from the Conservation Area is the large, unenclosed car park of the White Lion. This uninspiring space does nothing to enhance the village centre, consisting of a large tarmac area with parking spaces with faded markings. The approach to the church is across the car park, between the White Lion and the modern building on the other side. The car park lacks any form of enclosure, landscaping or boundary demarcation.



Car Parking Area

- 3.33 A number of other 'problems' have been identified which detract from the Conservation Area. These are summarised as:-

- uPVC windows and doors in one or two properties
- Prominently painted pipes, uncoordinated signs on elevation facing open carpark
- Modern lamp on gates to churchyard
- Suburban feel fencing for the house opposite the White Lion
- Proliferation of overhead wires and cables, especially from the pole outside 'Cartref'
- Plain direction signs by White Lion car park

Streetscape

- Poor quality footway surfacing
- Uncoordinated and often poorly located street furniture, e.g. bins, seats, street name plates
- Street clutter, e.g. traffic signs on poles
- Proliferation of traffic signs, on rusty poles
- Weed growth on pavement

- General poor state of repair of kerbs, dropped kerbs and indifferent pavement resurfacing / repairs
- Litter, especially in inaccessible corners
- Poor quality public seating
- Poor standards of lighting
- Lack of trees



1



2



3



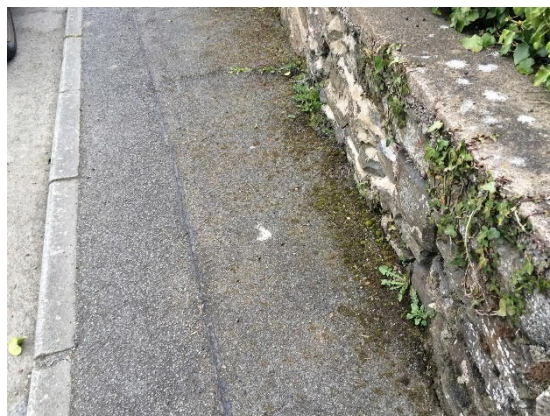
4



5



6



7

- | | |
|---|--------------------------------------|
| 1. Unmaintained signage | 5. Failing repairs to the highway |
| 2. Abundance of overhead wiring and clutter | 6. Poor quality of street furniture |
| 3. Drainage issues | 7. Lack of maintenance to boundaries |
| 4. Pavement repairs | |

Boundary designation

- 3.34 The boundary of the Conservation Area is considered to be generally appropriate, covering the village centre and the buildings of interest. One small area could be included, as follows: -
- The pleasing green space to the South of Bod Elan which contributes to the character of the village.



View of Bod Elan

Public Realm

- 3.35 Llanellian has the potential to be a place with high quality public realm, drawing on the precedents set within the existing streetscape fabric. The potential quality of any enhanced streetscape can be used to augment and celebrate its distinctive features and buildings.
- 3.36 Currently the quality of the streetscape is somewhat fragmented due to incremental changes and a lack of strategic thinking about the streetscape as a whole and how individual parts relate to the whole. It is essential that a holistic approach to the public realm informs proposals for its improvements to avoid such fragmentation.
- 3.37 Proposals affecting the public realm should be developed with reference to key guidance documents including Paving the Way CABI ODPM 2002.
- 3.38 Historic paving materials survive adjacent to the White Lion and this adds a distinctive quality to the public realm of Llanellian.

- 3.39 Where historic surface materials do survive, in many instances they require repair such as re-pointing with appropriate mortars and patchwork infilling where stones are missing.
- 3.40 There should be a presumption in favour of the repair and replication of historic paving materials within the public realm. As opportunities arise there should be the presumption to recover or replicate historic materials that have been lost in key public spaces and streets. This applies to most of the Conservation Area, though a contemporary but limited palette of materials would be appropriate in new areas which do not have historic precedents. Contemporary materials must be distinct from, yet complement, the historic materials palette.

4 The Implications of Conservation Area Designation

- 4.1 Designation as a Conservation Area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area.

These are as follows:

- The local authority is under a statutory duty to review designations 'from time to time' and to ensure the preservation and enhancement of the Conservation Area; there is a particular duty to prepare proposals, such as Conservation Area appraisals, grant schemes or enhancement proposals, to that end;
- In the exercise of any powers under the Planning Acts, with respect to any buildings or other land in a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area;
- Extra publicity must be given to Conservation Area / Listed Building Consent applications. This is usually achieved through the use of advertising in the local newspaper
- Conservation Area Consent is required for the demolition of any unlisted building in a Conservation Area, subject to minor exceptions, and the LPA or the Welsh Ministers may take enforcement action, or institute a criminal prosecution, if consent is not obtained;
- Written notice must be given to the LPA before works are carried out to any tree in the area, subject to minor exceptions;
- The display of advertisements may be more restricted than elsewhere;
- The LPA, or the Welsh Ministers, may be able to take steps to ensure that a building in a Conservation Area is kept in good repair through the use of Urgent Works Notices and Amenity Notices;
- The energy conservation expectations of the Building Regulations (Part L) do not necessarily apply to buildings within a Conservation Area;
- Powers exist for local authorities, the Welsh Assembly Government, CADW, or the Heritage Lottery Fund to provide financial grant schemes to assist with the upkeep of buildings in Conservation Areas, although funds are usually targeted to areas of economic deprivation.

5 The Control of Development and Change

5.1 The requirements for planning permission

- 5.1.1 Certain works to dwellings within a Conservation Area, which are normally considered to be 'permitted development' will require planning approval from the LPA. The overall effect of these additional controls is that the amount of building work which can be carried out to a family house, or within its grounds, without a planning application is substantially less in a Conservation Area than elsewhere.

These are:

- Planning permission is needed for extensions to dwellings in Conservation Areas according to their size and location;
- Planning permission is needed for external cladding to dwellings in Conservation Areas, for instance using stone, artificial stone, timber, plastic, or tiles;
- Planning permission is needed for any alteration to the roof of a dwelling resulting in a material alteration to its shape, most notably the addition of dormer windows;
- Planning permission is needed for the erection of any structure within the curtilage of a dwelling in a Conservation Area according to its size and location.

- 5.1.2 Changes to planning legislation in 2013 may have changed some of these constraints. Property owners are therefore strongly advised to contact the LPA before starting work to see if planning permission is required.

- 5.1.3 Where a building is statutorily listed, different legislation applies, as all internal and external alterations which affect the special architectural or historic interest of the building require Listed Building Consent. Furthermore, commercial properties (such as shops and public houses), and houses which are in multiple occupation, such as flats, or bedsits, have far fewer permitted development rights, and therefore planning permission is already required for many alterations to these buildings.

5.2 Satellite dishes

- 5.2.1 The rules governing satellite dishes in Conservation Areas are significantly tighter than outside such areas and have been revised (October 2013) by the General (Permitted Development) Order. This states that for all unlisted buildings in a Conservation Area, in whatever use and of whatever size, planning permission is required for all 'antennas' (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall, or roof slope which face onto and are visible, from a public highway. In such cases, planning permission will usually be refused. The rules governing other locations on the building are extremely complex, so it is always best to ask the LPA if planning permission is required before carrying out the work.

- 5.2.2 For listed buildings, Listed Building Consent is always required for the installation of ‘antennas’ and if the LPA considers that the installation will have an adverse effect on the special architectural or historic interest of the building, consent will usually be refused.
- 5.2.3 Conventional TV aerials and their mountings and poles are not considered to be ‘development’ and therefore planning permission is not required.

5.3 Article 4 Directions

- 5.3.1 There is currently no Article 4 Direction in place for the Llanellian yn Rhos Conservation Area. Engaging with the local community could reverse some inappropriate changes that have happened in the past and mentioned in the sections above.

5.4 Telecommunications masts

- 5.4.1 The law governing the erection of masts and antennae is complex and whilst some companies have licences, which allow some structures to be put up in Conservation Areas without planning permission, the legislation does allow for consultation with the local authority concerned before the work is put in hand. Further information can be found in TAN19: Telecommunications.

5.5 Trees

- 5.5.1 Within Conservation Areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the LPA six weeks written notice before starting the work. ‘Work’ is defined as lopping, topping, or felling. This provision provides the LPA with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.

6 Challenges for Llanellian Conservation Area

- 6.1 A wide range of issues that may threaten the historic character of the Conservation Area have emerged from the Conservation Area Character Appraisal, from consultation with particular interest groups.

7 Maintaining Llanellian’s Uniqueness

- 7.1 The qualities of Llanellian were considered to be undermined by ill-considered developments, some of which have involved the demolition of older houses and

structures and their replacement with modern structures. The special character and development phases of the buildings in Llanellian is also considered to have been diminished by the condition of public space.

8 Maintaining Character and Appearance

- 8.1 There is abundant evidence of the tendency for historical detail to be lost when building elements are replaced. The timber joinery of doors and windows is often replaced with plastics, and concrete substitutes are used for roofing materials. Erosion is also seen in the details of boundary treatments such as walls. Each individual case may be insignificant, but the cumulative effect can be damaging.
- 8.2 It is important that existing gap sites and redevelopment sites are developed with buildings that maintain Llanellian's special interest.
- 8.3 The likelihood of new developments enhancing the character of the Conservation Area will be increased if strong urban design principles are established. A current issue that should be considered, for instance, is the confusion of backs and fronts of buildings, and how they are viewed from different parts of the Conservation Area.

9 Supporting Vitality and Vibrancy

- 9.1 While housing may look after itself with an adequate level of controls, the civic core of the village centre is more fragile and it is important that it is supported if it is not to suffer decline or radical change. Traffic and parking, loading and servicing have been identified as significant factors, but promoting support for the local public house is vital if existing values are to be maintained.
- 9.2 It is important that the community is involved in new improvement schemes and organisations can contribute an enormous amount to the process in terms of communicating the opinions of residents, providing resources to help initiate new projects and by engaging with external funding bodies to help procure investment in the fabric of the village.

10 Sustainability

- 10.1 With rising concerns about climate change and energy efficiency, there is an increasing demand for facilities to generate energy at individual buildings, for instance through wind turbines, solar and photovoltaic panels, and heat pumps. The Welsh Government wishes to encourage sustainable energy generation and has indicated that devices should be permitted development, provided they cause no nuisance to others. This includes any adverse effects on the character of Conservation Areas. Many residents in Llanellian and County wide are keen to further the principles of sustainable development to make their own homes more eco-friendly.

11 Insulation

- 11.1 Insulating houses effectively is a vital step towards saving energy. Houses built before the First World War usually have solid walls. Water vapour is absorbed by the wall material during wet periods and then evaporates away in drier periods without causing damage. Attempting to seal one or both sides of a solid wall will reduce or prevent existing moisture inside the fabric from escaping, as well as affecting their visual character.
- 11.2 Standard types of insulation applied directly to the internal face of a solid wall will have the effect of reducing its temperature because it no longer receives warmth from the inside. As a result, condensation commonly occurs on the internal wall behind the insulation where its damaging effects cannot be seen. In the worst cases these cold, wet walls can cause a rise in U-values, and a reduction in thermal performance.
- 11.3 However, naturally-based products with good 'breathability' and hygroscopic qualities (i.e. readily absorb moisture) are now being marketed - Consent would be required for application of both external and internal insulation applied to the walls of a listed building.
- 11.4 Consent would also be required for external insulation applied to a building within the Conservation Area.

12 Draught-proofing

- 12.1 Draught-proofing your house is a simple measure to improve energy efficiency – but remember that solid walled buildings need circulation of air to allow evaporation of moisture. Without correct ventilation, an airtight room will often suffer from condensation and mould growth. This can also contribute to health problems.
- 12.2 Also, open-flue appliances need a direct fresh air supply to operate safely. The aim should be to control the number of air changes which occur in the house every hour. Air infiltration tests can be undertaken which assess the existing and predicted performance of your building. The Energy Saving Trust recommends an average natural ventilation rate of between 0.5 and 1.0 air changes per hour.
- 12.3 Often, the main source of draughts in old houses will be from badly fitting windows and doors, which are usually made from timber, and can commonly be over a hundred years old. Householders are often led to believe that such windows are not capable of being energy-efficient and that they should be replaced with modern materials, usually powder coated aluminium or uPVC. Heat loss and improved sound insulation through existing single glazed windows can be greatly improved by the installation of draught stripping, and there are several companies which offer this service, the cost of which compares well with total replacement of the original windows.

13 Windows

- 13.1 Replacement windows can sometimes be considered for historic properties within the Conservation Area however whether or not this operation is acceptable is dependent on the designation of the building itself, the significance of the existing windows and their condition. The latter issue can be rectified, and there are local specialist companies that would be able to refurbish sash windows at a fraction of the cost of replacing them. Issues about safety can also be overcome through the fitting of laminated glass and the installation of Simplex Hinges which allows a window to be dismantled in an event of fire in seconds or painted and maintained through allowing them to swing internally.
- 13.2 The original or period windows to historic dwellings are an important part of their architectural interest. These windows should be retained if possible because historic windows are normally significant architectural elements of a building. They can indicate the age, style and status of the building and can show the intentions of owners and period fashions in architecture. Where windows are too unsound to repair, they should be replaced like-for-like and with enhanced features such as thin profile double glazing and draught-proofing measures.
- 13.3 The installation of secondary glazing is another worthwhile improvement, particularly effective in reducing noise levels on busy roads, which can be carried out without affecting the original windows. In the broader context, it is important to recognise that historic buildings are, by definition, inherently sustainable on account of their embodied energy, the low 'product miles' of local building materials, their adaptability and their high thermal mass.

14 Doors

- 14.1 Most external doors on historic buildings were made of timber, many in hardwood frames. Depending on their age and design they were usually morticed and tenoned together, either in a flat plane, or with panels fitted between stiles, and muntins and rails. Doors which are original or of historical interest must be kept.
- 14.2 Solid doors often have reasonable insulating properties. Most of the heat loss usually occurs by infiltration around the perimeter of the door or where gaps have developed around panels, at the junction with the door closer, through locks, etc. Repairs and draught proofing may be helpful. Where space in the plan form and architecture permit, an internal draught lobby with a well-fitting (and if necessary well-insulated) inner door may be a practical solution.
- 14.3 If a door – including the frame – has more than 50 per cent of its internal face glazed, Part L of the Building Regulations treats it as a window. Existing glazed doors should be retained, and all original or historically important glass kept. It will often be easiest

to improve thermal performance with thick insulated curtains or a draught lobby, if these can be fitted without detriment to other historic or architectural features.

15 Floors

- 15.1 The appearance of a floor can be a highly distinctive feature of a historic building. Generally floors should not be lifted because of the damage that is inevitably caused: a worn, uneven appearance is also often valued and cannot be completely re-created. However, if floors have to be lifted or replaced, there are opportunities to improve insulation.
- 15.2 Solid floors, such as those laid with stone, brick, early concrete, plaster or lime ash, cannot be insulated without first excavating them. Generally this should be avoided, unless it is the only way to remedy some destructive defect. In reconstruction, damp-proof membranes will usually be incorporated both as normal practice and to protect the insulation. However, membranes can cause more problems by driving moisture up walls and columns.
- 15.3 Floorboards can often be lifted and insulation installed with comparative ease. However, care should be taken if:
1. The floorboards have a structural function, i.e. acting as a plate membrane in early 18th-century construction: houses have been known to collapse when all the floorboards on one level were removed at once.
 2. Early wide hardwood boards (usually oak or elm) are used, particularly if these have been undisturbed and cannot be lifted without causing damage to the boards or joists
 3. There are historic examples of sound-deadening or fireproofing between joists: these should be preserved.

Some methods used with modern suspended timber floors will sometimes suit historic buildings too.

- 15.4 Suspended timber floors are – or should be – ventilated underneath. This is usually intended to be cross-ventilation between under floor openings or air bricks on opposite sides of the building. However, in practice, air often comes in through external openings and then passes between the floorboards before rising up within the building or into flues. Adding insulation (or floor coverings) can reduce this airflow and increase moisture levels both under the floor and in the building. The adequacy of under floor and building ventilation should therefore be checked.

16 Roofs

- 16.1 The roof of a historic building is often its most striking feature. Most have survived in remarkably unchanged condition for many centuries. With stone, slate or tile, re-covering tends to become necessary when the fixings fail; and much of the covering material is often re-used on the same building or elsewhere. With thatch, shingles, lead and other metals, failure is more often attributable to the natural life of the covering itself.
- 16.2 Unless there has been substantial water leakage, the roof structure will usually be in good condition. Often this is attributable to the generous amount of ventilation in historic buildings and in their roof spaces. Even though a historic building may generate a lot of moisture internally – some of which finds its way into the roof – it is quickly removed. The moisture-buffering effect of the large amounts of hygroscopic material in many historic buildings can also be helpful.
- 16.3 Proposals to improve the thermal performance of the roof space have to be considered in relation to the use and performance of the rest of the building. For example
- Modern living tends to introduce more moisture into buildings and roof spaces
 - Ventilation rates are often reduced, exacerbating the problem
 - The air and vapour control layers (AVCLs) often used in modern construction are virtually impossible to install in existing ceilings with any degree of effectiveness
 - Added insulation tends to cause roof space temperatures to drop, adding to potential moisture problems.
- 16.4 Issues and solutions tend to vary with the type of roof: pitched or flat, with or without ventilated roof spaces. These should be discussed with the Authorities Building Control Department and Conservation Section.
- 16.5 Cadw has published a document to provide guidance on climate change and the historic environment, which includes guidance on installing micro-generation systems¹. Please note that this document is guidance only and does not constitute the only and correct way forward for your property.

17 Designation

- 17.1 Where there are buildings that have special local interest, but do not qualify nationally as listed buildings, there is increasing support from central government for local listing². See the relevant LDP policy on local listing – CTH/3 Buildings and Structures of Local Importance and accompanying SPG.

¹ Cadw- Renewable energy and your historic building, a guide to best practice - 2010

² For instance in the proposed changes to Planning Policy Wales Chapter 6: The Historic Environment, March 2016

- 17.2 Unlisted buildings make an important contribution to the character of the village (BSLIs (Buildings and Structures of Local Importance)). Local listing is not restricted to Conservation Areas. In areas that fall outside the criteria for inclusion in a Conservation Area the inclusion of selected buildings on the local list would provide some measure of protection.

18 Categories

- 18.1 In summary, the local list could include the following categories, in line with adopted policy and SPG.

Buildings may include:

- Buildings designed by a particular architect or designer of regional or local note;
- Good examples of well-designed domestic buildings, which retain their original details and materials;
- Good examples of educational, religious, or community buildings which retain their original details and materials;
- Landmark buildings, or structures of notable design;
- Buildings, or structures which contribute to our understanding of the development of the area.

Structures may include:

- Notable walls or railings;
- Street lighting;
- Bollards;
- Street surfaces;
- Post boxes
- Statues / memorials

Historic Association

- 18.2 These must be well documented and may include:

- Any building, or structure which has a close association with famous people or events;
- Any building, or structure which has a close association with an important local feature including statutorily protected sites or buildings.

- 18.3 In Llanellian, buildings for local listing would be selected from those identified as making a positive contribution to the character of the area in line with LDP Policy CTH/3 and supporting SPG. Other structures may also qualify, such as items of street furniture.

19 Promotion and Training

- 19.1 It is important that local people should understand the significance of their surroundings if they are to play their part. There is a clear need to publish information on the history of Llanellian and its special qualities. This could be an outcome of the character appraisal process. Issues where guidance will make a significant difference to public understanding include:
- New buildings in historic areas – Siting, design and materials
 - Shop fronts – Design approaches for different types of building
 - Traditional doors and windows – Maintaining, repairing and replacing as well as energy efficiency and sustainability
 - Streetscape manual – Treatment of the public realm, building on the guidance provided by English Heritage.
 - Boundary walls and parking within gardens – Retaining historical detail, planting, landscaping
 - Trees and hedges – Maintenance, species, legal requirements
- 19.2 In recognition of the importance of community involvement, there may be benefits in formalising a Conservation Area Advisory Committee to act as an important interface between local understanding and Council decision making.
- 19.3 There are opportunities to improve skills at all levels. The Council's Historic Environment Champion (to be appointed) will be instrumental in seeking to raise awareness of conservation issues among elected Councillors. The Council is the key to the improvement of historic building craft skills in the building trades through its programme of training events based at the Natural Building Centre, Llanrwst.
- 19.4 The Council has further important roles: It maintains the Historic Environment Record for the county, it provides specialist conservation advice, it holds the Buildings-at-Risk Register, it carries out research into the historic environment of Conwy County, and it publishes information and guidance.

20 Control

- 20.1 Local authorities already have controls available through their planning powers, and much depends upon how they are interpreted and implemented. For instance, any material changes to the appearance of properties that are not single dwellings require planning permission, but the interpretation of what is 'material' is in the first instance for the judgement of the left to the LPA. A new shop front is generally regarded as a material change, but there is less certainty about the renewal of windows on upper storeys or a change in roof materials.
- 20.2 Single dwelling houses have considerable permitted development rights that enable some alterations to be carried out without the need to obtain planning permission.

These works include, for example, changes to doors, windows, roof materials or rainwater goods and the construction of minor extensions.

- 20.3 Although they may be minimal in each case, such alterations can have a cumulative effect that is damaging to historic areas. An Article 4(2) direction prepared and approved by the Council, can remove permitted development rights. This does not necessarily prevent alterations, but it does mean that planning permission is required and this gives the opportunity to consider the appropriateness of changes to the character of the Conservation Area.
- 20.4 Commercial buildings and flats have fewer permitted development rights, but an Article 4(1) direction can be useful for controlling changes, for instance, the painting of walls.
- 20.5 Due to the high proportion of commercial and multiple-occupancy buildings in Colwyn Bay, there are fewer permitted development rights than there would be in a purely residential area. There are limits, therefore, to the degree of control that may be achieved through an Article 4 (1) direction. However, unwelcome changes to buildings can be controlled by effective development management and enforcement action.

21 Enforcement and Monitoring

- 21.1 It is important to have an objective understanding of change so that informed responses can be made. These may be adjustments to policy and practice or action for enforcement and compliance. *The aim should be to establish a virtuous circle of monitoring, review and action as necessary to maintain a sustainable equilibrium.*
- 21.2 It is recommended that a photographic survey is undertaken as a baseline record for measuring change, monitoring building condition and to provide evidence for enforcement. For the latter, it is important that the record is regularly updated and at least every four years³ to assist in detecting breaches in planning control. Communities can assist with this work.
- 21.3 Most local authorities subscribe to the Cabinet Office *Enforcement Concordat*, which sets out best practice principles for enforcement, such as openness, consistency, proportionality and responding to complaints. The Council should take these forward into an enforcement strategy in order to:
- Explain the scope of planning enforcement
 - Openly define priorities
 - Set measurable standards for service delivery
 - Explain how investigations are carried out

³ An immunity rule applies to enforcement against works carried out without planning permission if they have been substantially completed for more than four years. There is no time limit for enforcement related to listed building consent.

- Explain enforcement procedures and enforcement actions

21.4 While the need to ensure public safety will always come first, enforcement in relation to the historic environment should generally have the next highest priority because so much historic fabric is irreplaceable. The strategy should also explain the circumstances when the Council would make use of Repairs Notices, Urgent Works Notices and Amenity (S215) Notices. The latter can be particularly effective in securing the improvement of unkempt land.

22 Schemes of Enhancement

22.1 Physical improvements to Llanellian may be general throughout the Conservation Area or specific to particular sites. General enhancements to public areas would include raising the quality of materials and detailing for paving, coordinated schemes for signage and lighting, planting and maintenance of street trees and verges, and management of traffic and servicing. Improvements to privately owned spaces can be achieved through the use of Section 215 notices.

22.2 The most urgent needs are to improve the car park at the White Lion and the approach to the church through the car park. Realistically the funding for this scale of works is unlikely to come solely from the Council and the only possibility is a private/ Council funded project with the agreement of the owners. Grant aid from the Rural Development Fund is also a possibility, and community interest groups are more likely to succeed in attaining grant funding than public sector bodies. The formation of an 'entrance' from the road to the White Lion and the church, even the demarcation of an approach to the church by lines of granite setts, for example, would be worthwhile. Any scheme of enhancement involving the White Lion Inn or those within its immediate area should not have a detrimental effect on the design, access, vitality, character, significance and setting of the building, or area of acknowledged heritage value.

22.3 More modest works could improve the village centre. Examples include localised repairs to the church gates and the supply and installation of an appropriate lamp and the supply and fitting of a more traditional direction sign. This could be in the form of a cast post, with the Council logo on the top (similar to those still found in some English Counties). This could form the pattern for a gradual introduction of direction signs in the rural parts of the County.

23 Vision for the Future of Llanellian Conservation Area

23.1 The vision for Llanellian should be to enhance the Conservation Area through completing small projects that are a part of a 'bigger picture'. Enhancement of rural communities such as this will undoubtedly have a knock on effect on other rural villages. Llanellian could be an inspirational project of how community groups and the local authority collaborate to achieve improvements to the heritage of our County.

- 23.2 The Conservation Area, will continue to be sustained in order to foster its role in contributing towards local pride and identity, and in providing an important heritage asset for Wales, the local communities and for visitors.
- 23.3 It is important that villages, especially ones such as Llanellian, are self-sustaining both socially and economically if they are to remain in anything like their present condition. Achieving this will require management and buy in from local / community interest groups. There is always a natural desire to leave things as they are but, in reality, nothing stands still in a changing world, the key issue is controlling the change sympathetically so as not to destroy the historic significance and setting.

24 A Strategy to Deliver this Future

- 24.1 It is important that the strategy for future management should be more than a 'wish list'. In addition to a series of proposals, the strategic aspect must include timescales and responsibilities. These are provided in the Action Plan at Appendix 1, which establishes a programme that will enable a managerial approach to achieve an equilibrium for the Conservation Area.
- 25.2 The Plan includes actions for the short, medium and long term timescales. The latter may only be aspirations at present, pending the development of resources, but it is important for Llanellian to have ambitions.
- 24.3 Resources, however, are not the issue for immediate actions. Spending decisions are constantly being made and the challenge is to ensure that those investments are made in ways that benefit the special character of the Conservation Area.
- 24.4 Success will require commitment by all Council services and their partners to ensure the sensitive exercise of controls, such as planning permissions, building control, fire regulations and highways standards, which is why an inter-service forum is suggested. Likewise, it is important that when resources are deployed, they should be coordinated to ensure that the investment is in the best interests of the village as a whole.

25 Priorities for Action

- 25.1 While significant and visible advances could be made by implementing grand projects for the enhancement of eyesore sites, these are heavily dependent on funding. More fundamental and of lasting value will be action to secure the basic foundations of sound policy and guidance. Policy development is already happening with the Local Development Plan and the need is to secure an appropriate emphasis on the historic environment as a driver for quality, social cohesion and economic stability.
- 25.2 Similarly, there is a major issue of maintaining the qualities that already exist. There may be debates as to how the public sector commits maintenance budgets, but this

is also an issue for private owners. This is promoted by the organisation Maintain Britain's Heritage and the Society for the Protection of Ancient Building's (SPAB) National Maintenance Week, both of which can be harnessed to good effect in Llanelian.

26 Key Projects and Implementation

- 26.1 Capital projects are vital for raising confidence. While much of the scope for action inevitably rests with the Council, there is no reason why the community should remain entirely passive. The work of key stakeholders to produce improvements such as the refurbishment of streets and the redevelopment of key sites show that community-led regeneration is possible in the village with the help of the Council and other agencies. Such schemes should be fostered and guided so that the special interest of the Conservation Area is maintained first and foremost. There is scope for a public/private partnership which would not only place community interests in a driving position, but could also improve access to external funding.

27 Commitment to the Vision and Delivery

- 27.1 For the Management Plan to succeed, it is vital that it should be adopted not only by the County Borough and Town Councils but also by other stakeholder organisations. It is proposed that this should be promoted through a Partnership Statement or Charter from which management structures can be developed.

28 Periodic Review

- 28.1 While the Action Plan assigns responsibilities and timescales to the projected tasks, the management aspect will only be meaningful if the programme is subject to regular review in order to evaluate progress. To begin with, it is recommended that reviews should be undertaken on an annual basis, although the frequency of the cycle may relax when individual projects develop programmes of their own.
- 28.2 The review cycle for this Management Plan will be triggered by its adoption. The next review will follow in line with the LDP AMR / Review cycles.
- 28.3 Responsibility for conducting the review is with Regulatory Services, Conservation and Regeneration Department.

29 Further information

For further information on this SPG, please contact:

For conservation related enquiries:

Conservation Section
Conwy County Borough Council
Civic Offices
Colwyn Bay
LL29 8AR

Tel: 01492 575254

Email cynllun.plan@conwy.gov.uk

For development management enquiries:

Development Management
Conwy County Borough Council
Civic Offices
Colwyn Bay
LL29 8AR

Tel: 01492 575247

Email cynllun.plan@conwy.gov.uk

For general planning policy enquiries:

Strategic Planning Policy Service
Conwy County Borough Council
2nd Floor
Llandudno Library Building
Mostyn Street
Llandudno
LL30 2RP

Tel: 01492 575124 / 575181 / 575445

Email cdll-ldp@conwy.gov.uk

30 APPENDIX 1: ACTION PLAN

SHORT – MEDIUM TERM

Action	Achieved By	Responsibility
Designations	Amend the boundary to include the green open space to the South of Bod Elian	Regulatory Services (C&R Dept)
	Establish Local List	Regulatory Services (C&R Dept)
Coordination across council services	Establish inter-service forum All District and County service departments with property-holding interests (A Conservation Stakeholder Group).	
Development Management	Review approach to materiality, replacement buildings, promoting quality	Regulatory Services (Building Control)
	Consider introducing an Article 4 Direction	Regulatory Services (C&R Dept)
Enforcement	Review priorities and procedures in a new strategy	Regulatory Services (Planning Enforcement)
	Establish photographic baseline survey	Regulatory Services (C&R Dept)
Education	Publish information about the Conservation Area	Regulatory Services (C&R Dept)
	Heritage training for councillors and local interest groups	Regulatory Services (C&R Dept)
Enhancement	Carry out general improvements to the pathways	Engineering, Roads and Facilities Highways
	An Audit of the Public Realm to form the basis of a Public Realm Strategy and Maintenance Programme should be produced.	Regulatory Services (C&R Dept) Highways Llanelian Community
	Street nameplates should follow traditional signage mounting methods, restoring or reinstating historic street signs, and to reduce street clutter caused by excessive signage.	Regulatory Services (C&R Dept) Engineering, Roads and Facilities (Highways) Regulatory Services (Licensing) Llanelian Community
	Where traffic management signs are necessary these should be integrated into single units or onto existing lamp posts or bollards. Parking signage should be reviewed and reconsidered as part of an overall parking strategy for the town centre. Internally illuminated signs should not be used.	Regulatory Services (C&R Dept) Engineering, Roads and Facilities (Highways) Regulatory Services (Licensing) Llanelian Community

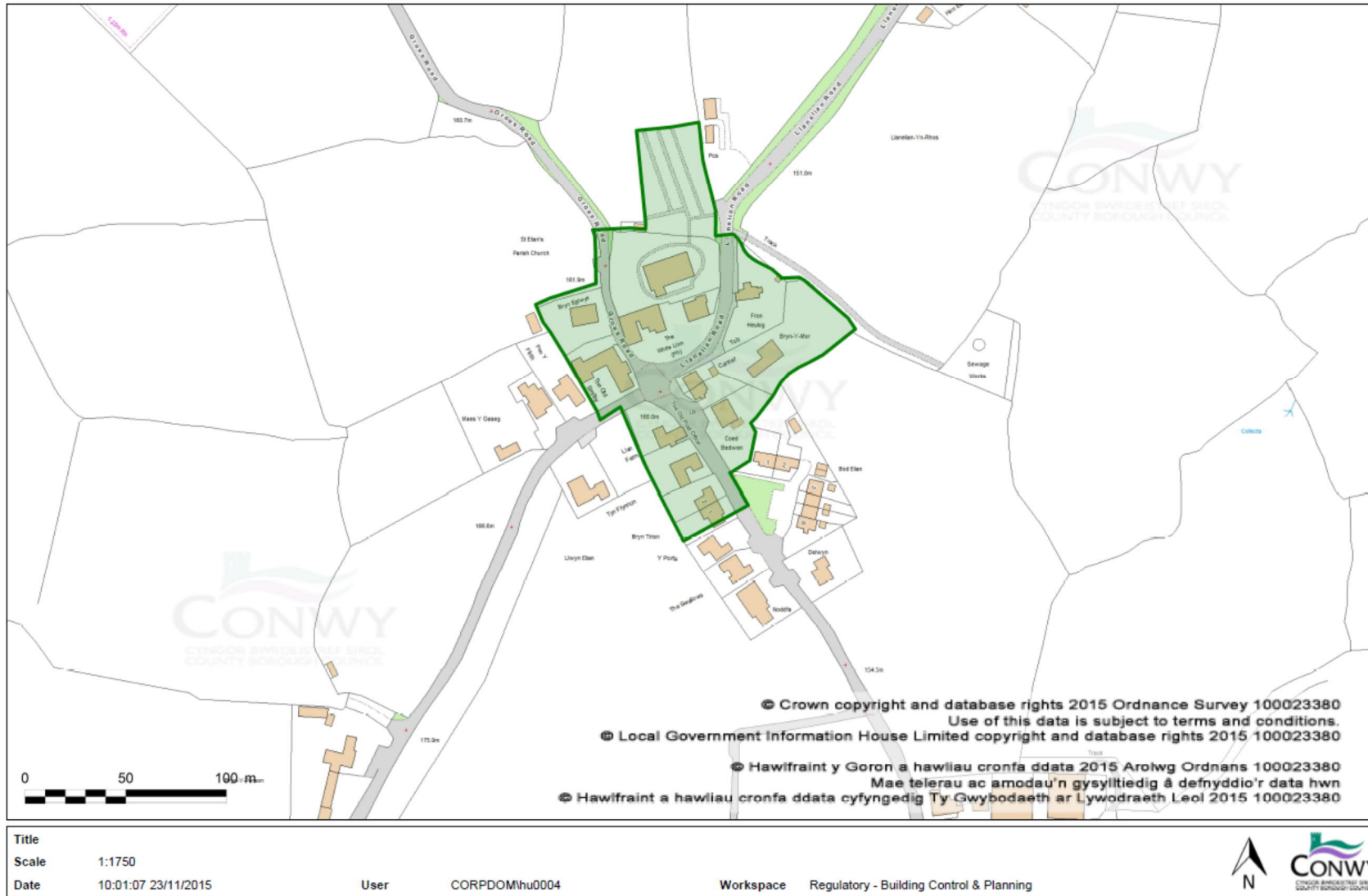
	Proposals that reduce unsightly street markings, as part of a wider traffic management strategy, will be encouraged.	
	The relevant council services should liaise to produce a co-ordinated approach to street furniture. Standard catalogue items should be avoided in favour of designs which echo (and re-interpret) local traditions and which complement their setting. The impact of such items on views along the street and on the character of the Conservation Area and its buildings should routinely be considered.	Regulatory Services (C&R Dept) Engineering, Roads and Facilities Llanelian Community
Promote vitality	Continue to support the community	Regulatory Services (C&R Dept)
	Assist in seeking funding for improvements from external sources	Regulatory Services (C&R Dept)

MEDIUM – LONG TERM

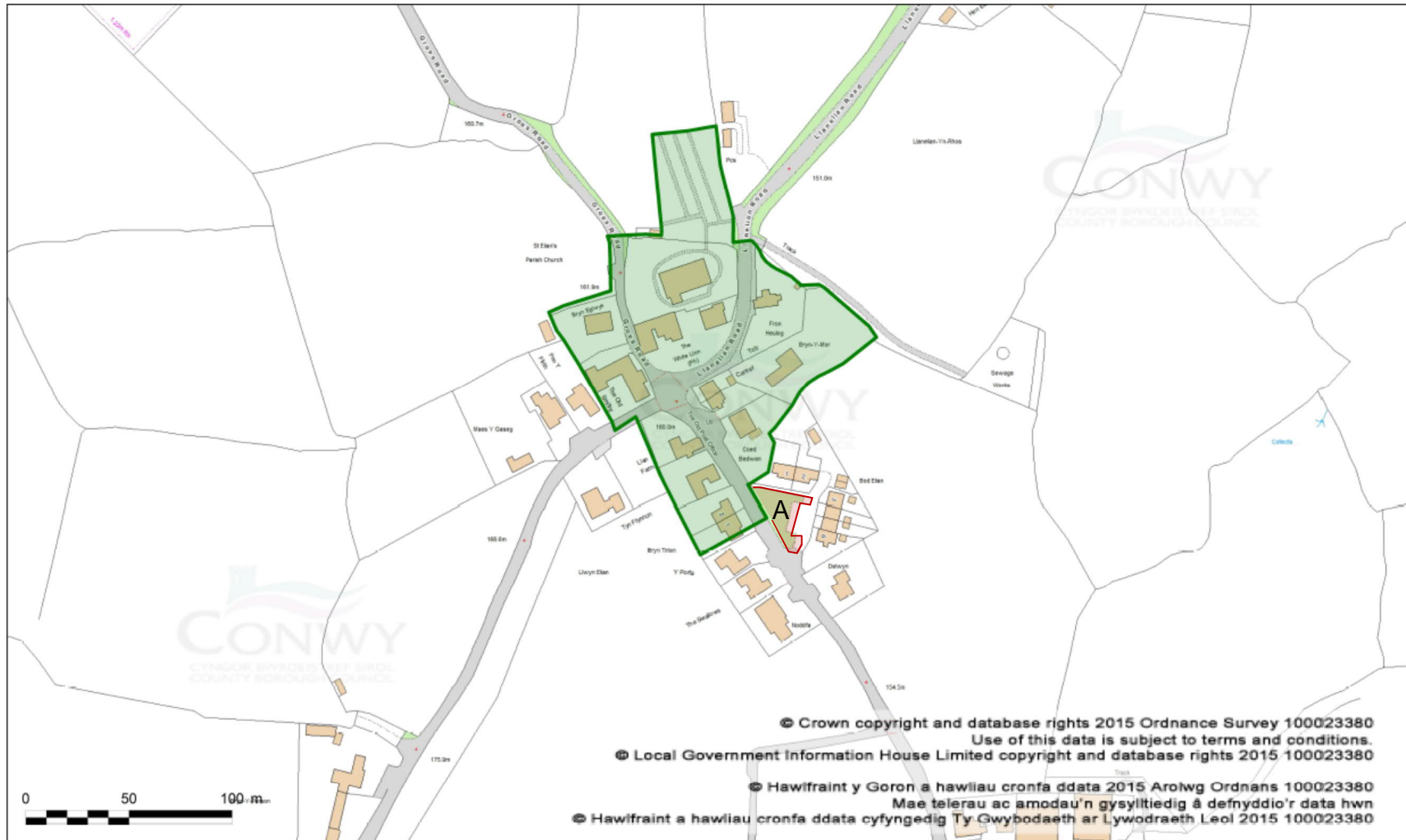
Action	Achieved By	Responsibility
Policy	Publish and adopt Supplementary Planning Documents on: Shop Front Security, Shop Front Design and Conservation;	Regulatory Services (C&R Dept)
Promotion	Establish regular programmes of conservation and history seminars	Regulatory Services (C&R Dept) Colwyn Bay Civic Society Llanelian Community
	Promote Heritage Open Days	Regulatory Services (C&R Dept) Colwyn Bay Civic Society Llanelian Community
	Promote maintenance of historic buildings	Regulatory Services (C&R Dept) Llanelian Community
	Promote conservation skills training	Conwy County Borough Council Llanelian Community
Enhancement	Consider an enhancement scheme to improve targeted properties; remove advertising billboards	Regulatory Services (C&R Dept) Llanelian Community
	Improve the open space around the Conservation Area	Regulatory Services (C&R Dept) Llanelian Community

31 APPENDIX 2: LISTED BUILDINGS

Number	Community	Name	Locality	Location	Listed	Amended	Grade
177	Betws yn Rhos	Parish Church of St Elian	Llanelian-yn-Rhos	Situated within a raised rubble-walled churchyard on a commanding site in the village centre, with views of the sea to the N.	30/01/1968	07/02/1998	II*
178	Betws yn Rhos	Llan Farm	Llanelian-yn-Rhos	Located in the centre of the village at the main cross-roads with its gable at right-angles to the road; facing a small forecourt with part-enclosing whitened rubble walls.	30/01/1968	07/02/1998	II*
20085	Betws yn Rhos	Sundial in churchyard of St Elian's Church	Llanelian-yn-Rhos	Located in the SE corner of the raised churchyard.	07/02/1998	07/02/1998	II
20093	Betws yn Rhos	Holland Chest Tomb, including adjacent Tombstone to N, in churchyard of St Elian's Church	Llanelian-yn-Rhos	Located within the churchyard immediately S of the chancel.	07/02/1998	07/02/1998	II
20094	Betws yn Rhos	Railed Tomb of Holland Family in churchyard of St Elian's Church	Llanelian-yn-Rhos	Located immediately SE of the church and E of the Holland chest tomb.	07/02/1998	07/02/1998	II
20095	Betws yn Rhos	Railed Tomb of Edwards Family in churchyard of St Elian's Church	Llanelian-yn-Rhos	Located within the churchyard approximately 10m E of the church.	07/02/1998	07/02/1998	II
20096	Betws yn Rhos	Railed Williams Family Tomb in churchyard of St Elian's Church	Llanelian-yn-Rhos	Located within the churchyard, immediately NE of the church.	07/02/1998	07/02/1998	II
20097	Betws yn Rhos	Railed Tomb in churchyard of St Elian's Church	Llanelian-yn-Rhos	Located within the churchyard immediately N of the church.	07/02/1998	07/02/1998	II
20098	Betws yn Rhos	White Lion Public House	Llanelian-yn-Rhos	Prominently located in the centre of the village immediately S of the church; set back slightly from the road behind a large metalled carpark, with a section of cobbled pavement in front of its northern end.	07/02/1998	07/02/1998	II



Map of Conservation Area



Title					
Scale	1:1750				
Date	10:01:07 23/11/2015	User	CORPDOM/hu0004	Workspace	Regulatory - Building Control & Planning

Rhoddwr trwydded ddiwydiadwy nad yw'n gylfyngedig, heb freindas, i chi weld y Data Thwyddedig ar gyfer defnydd anfasnachol yn unig, o'r cyfnewid y bydd ar gael gan Gyngor Bwrdeistref Sirol Conwy; Ni cheiwch gopïo, is-dwyddedu, dosbarthu, gwerthu neu fe'i arall drefnu bod y Data Thwyddedig ar gael mewn unrhyw flur i drydydd partion; a Neilltuir hawliau drydydd parti i orfodi telerau'r dwydded hon i'r Arolwg Ordans.
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Potential extension of Conservation Area to cover Bod Elian

