





PROPOSED CHANGE OF USE FROM C3 to C6 SHORT-TERM LET

13 ASH COTTAGE, NEWPORT, NP18 1AG

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1. Introduction

1.1. Background & Context

This Heritage Impact Statement accompanies a planning application for the **change of use of 13 Ash Cottage, Castle Lane, Caerleon, Newport, from a C3 Dwellinghouse to a C6 Short-Term Let.**

The property lies within the **Caerleon Conservation Area**, which is a designated heritage area recognised for its architectural character, historical importance, and townscape value. The Conservation Area contains a variety of listed and unlisted buildings which together create a distinctive historic environment. Several **Listed Buildings** are located within 50 metres of the site, making it important that the proposed use respects their setting and significance.

This statement therefore assesses the potential impact of the proposal on heritage assets and demonstrates how the development complies with statutory duties and planning policy requirements.



2. Site Assessment

2.1. Description of the Property

13 Ash Cottage is a modest **two-storey residential property** constructed of traditional materials with a pitched roof, slate covering, and timber joinery. It occupies a compact site of approximately **135 m²** on Castle Lane, a secondary lane off Caerleon High Street.

- **Current Use:** C3 Dwellinghouse
- **Proposed Use:** C6 Short-Term Let
- **Surroundings:** The immediate setting is a mix of residential and small-scale commercial properties, including shops and services along High Street, many of which contribute positively to the Conservation Area.
- **Constraints:** The site falls under an **Article 4 Direction** restricting certain permitted development rights, is within the **Conservation Area**, and is in proximity to **Listed Buildings**.

Although the building itself is not statutorily listed, it plays a **supporting role** in the townscape by reinforcing the historic grain, scale, and appearance of the Conservation Area.

3. Significance of the Heritage Asset / Area

3.1. Caerleon Conservation Area

The **Caerleon Conservation Area** is of exceptional heritage significance due to its:

- Historic urban form dating back to medieval and Roman times.
- Collection of Georgian and Victorian buildings constructed in local materials such as rubble stone, slate, and timber.
- Cultural associations with the **Caerleon Roman Fortress** and Scheduled Ancient Monuments nearby.

The overall significance of the Conservation Area lies in its **cohesive townscape character**, where even modest domestic buildings like Ash Cottage help preserve the human scale, continuity of rooflines, and architectural simplicity that defines the area.

4. Proposed Development

4.1. Description of the Proposed Works

The proposal seeks **planning permission solely for a change of use** from C3 Dwellinghouse to C6 Short-Term Let.

- **No Internal alterations:** No tangible changes or adjustments.
- **No external alterations:** Roof, walls, doors, windows, and boundary treatments will remain unaltered.
- **Layout:**
 - Ground floor will comprise hall, living/dining area, kitchen, toilet, and one bedroom.
 - First floor will contain two bedrooms and a bathroom.

The absence of external works means the **appearance and fabric of the building remain unchanged**.

5. Assessment of Impact

- **On the Conservation Area:** As there are no proposed external works, the visual character and material integrity of the building will be preserved. The modest scale and domestic nature of the proposed short-term let use ensures compatibility with the residential grain of the area.
- **On Listed Buildings:** The proposal will not affect the setting, character, or significance of nearby listed buildings. Their special interest derives primarily from their architectural detailing and prominence on High Street, which remain unaffected by the proposed change of use.
- **On Archaeology:** No ground disturbance or excavation is proposed, meaning the archaeological potential of the area remains safeguarded.
- **On Neighbour Amenity:** The short-term let use is comparable in intensity to an ordinary dwellinghouse, meaning no significant impact in terms of noise, traffic, or disturbance.

6. Mitigation & Justification

- By avoiding any external alterations, the proposal inherently avoids adverse heritage impacts.
- Should repairs or replacements be required in future, they will be undertaken using **traditional, breathable, lime-based finishes and heritage-compatible materials**, ensuring continued compatibility with Conservation Area character.
- The proposal provides **positive economic and social benefits**, as short-term lets contribute to local tourism and help sustain the vitality of Caerleon's shops, services, and historic attractions.

7. Conclusion

This Heritage Impact Statement demonstrates that the proposed **change of use from C3 Dwellinghouse to C6 Short-Term Let** at 13 Ash Cottage will:

- Preserve the **character and appearance** of the Caerleon Conservation Area.
- Safeguard the **setting and significance** of nearby Listed Buildings.
- Maintain the **historic integrity** of the property by avoiding physical alterations.
- Deliver positive contributions to the local economy and community through appropriate reuse of an existing building.

The proposal is therefore consistent with the statutory duty under the **Planning (Listed Buildings and Conservation Areas) Act 1990**, the principles of **Planning Policy Wales**, and the policies of the **Newport Local Development Plan (SP9, CE6, CE7)**.

It is concluded that the development will **cause no harm to heritage assets** and should be supported by the Local Planning Authority.



THIS CONCLUDES THE DOCUMENT