

From: Arnall, Guy

Sent: Tuesday, September 09, 2025 13:01

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0694 (Cedar House Goldcroft Common Caerleon Newport NP18 1BE) (FULL)

Hi Lydia

Re: DEMOLITION OF EXISTING FIRST FLOOR CONSERVATORY AND ERECTION OF TWO STOREY REAR EXTENSION AND REPLACEMENT WINDOWS TO INCLUDE FRONT ORIEL WINDOW

Cedar House is located to northern side of Goldcroft Common, within Caerleon Conservation Area. There are controls within the area, including restriction of 'permitted development rights' for:

- Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwelling houses
- Removal, renewal or alteration to the external covering (including slates, tiles and ridge cappings) of the roof covering of a dwelling house
- The construction of a porch outside any external door which faces a highway
- Insofar as any such development referred to above would front onto a highway or open space.
- In addition, there are controls within all conservation areas regarding the alteration or demolition of chimney stacks.

According to Caerleon CAA, the architectural character of Goldcroft Common is described as: *'A variety of building types, but predominantly modest in size, directly street-facing and in a polite style.'*

The street and its northern terrace is also key to one of the important identified CA 'moving views':

‘3.4.1 The narrow streets within central Caerleon notably restrict longer views across the Conservation Area, which are generally confined to short-range streetscapes funnelled by buildings lining the streets and terminating where another street runs perpendicular. This, together with glimpsed views between and around buildings, invites movement through the streets and around their many corners and junctions. These are numerous and are especially important where the streets are lined with buildings identified as positive contributors and listed buildings, including...along the north-west side of Goldcroft Common.’

The property in question is of modern construction, being an outlier within the street - and is therefore not identified as a 'positive contributor'. However, we must ensure that any alterations here do not impact negatively upon the character or appearance of the area, or the setting of those non-designated heritage assets which form the remainder of this positively contributing terraced view.

Upon this basis, I have no issue with proposed alterations to the rear of the building – it is not prominent. However a number of alterations are also proposed to the prominent front elevation:

- At ground floor, the existing door-set is to be brought forward, enclosing the exist porch.
- Replacement of the prominent timber oriel window with black, double-glazed aluminium is proposed – and to roof it over with a slate finish.
- Above, the existing metal windows are to be replaced in double-glazed aluminium, with the intervening vertical timber cladding coloured to match.
- To the roof, the chimney is proposed for removal.

Upon the basis of the supplied drawings, I have no issue with the principle of these alterations. However, considering that the supplied details are generally low, the following condition should be attached to any consent:

Details of all windows and doors proposed to the front elevation of the building, to a minimum scale of 1:10 (including elevations, vertical and horizontal sections), shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Pending satisfactory discharge of the above condition it is considered that the character and appearance of Caerleon Conservation Area will be preserved.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council