

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 08 August 2025 12:53
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0451 (17 High Street Caerleon Newport NP18 1AG) (FULL)

Hi Ben

Re: REPLACEMENT OF ROOF COVERING, SOFFITS, FASCIAS AND RAINWATER GOODS

17 High Street is an unlisted building located within Caerleon Conservation Area (CA).

There is an Article 4(2) direction in place which, amongst other items, restricts:

- *Removal, renewal or alteration to the external covering (including slates, tiles and ridge cappings) of the roof covering of a dwelling house and*
- *Replacement, removal or renewal of rainwater goods, fascias and soffits*
Insofar as any such development referred to above would front onto a highway or open space.

It is proposed to 'Replace leaking roof with like for like. The converted attic brought up to code.' Specifically:

- **Black UPVC gutters and down pipe to be replaced with same black UPVC**
This replacement will be upon a 'like-for-like' basis. Impact upon character and appearance of the CA will therefore be nil.
- **Pine fascia boards painted black to be replaced with black UPVC fascia boards to bring in line with adjacent terraced property.**
Provided the new aligns both in terms of depth and height, the replacement of little-seen, black-painted timber with new (in black uPVC) to match the profile of that adjacent would, in this particular case, be considered to provide some enhanced uniformity to this pair of terraced buildings and result in neutral impact upon character and appearance of the CA.
- **Black fibre cement slate tiles to be replaced with blue/black westerland textured fibre cement tiles or similar alternatives.**
The existing are clearly synthetic slate. Their replacement upon what is essentially a 'like-for-like' basis will result in neutral impact upon character and appearance of the CA.
- **Grey Half round concrete ridge tile to be replaced with black ceramic capped angled ridge tiles, in line with adjacent terraced property.**
Though of traditional butted form, the existing are formed in modern material. The ridge of the property very little seen from the public realm, due to the scale and orientation of the building, and width of the street. Considering that the new will provide some enhanced uniformity to this pair of terraced buildings, it is considered that replacement of ridge tiles will, in this particular scenario, result in neutral overall impact upon character and appearance of the CA.
- **Lead flashing currently not to code, to be replaced with code 3 and 4 and stepped.**
This replacement will be upon a 'like-for-like' basis. Provided there is no change to flashing detail, impact upon character and appearance of the CA will therefore be nil.
- **Rear of property and cross gable, not viewable from public areas to have replacements as specified above.**

This does not front a highway or 'open space' and therefore work to the rear of the property falls under PD.

On balance, these proposals are considered to preserve the character and appearance of Caerleon Conservation Area.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Sent: 04 August 2025 17:19

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: 17 High Street, Caerleon - 25/0451

Good afternoon Guy,

I hope you are well.

If you get chance this week, please could you take a look at application ref.25/0451 (17 High Street, Caerleon).

The property is within the Caerleon Conservation area and is listed within the Caerleon Conservation Area Article 4 (2) Direction 2020. The application is for '**REPLACEMENT OF ROOF COVERING, SOFFITS, FASCIAS AND RAINWATER GOODS**'.

Any questions, please let me know.

Many thanks,

Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

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