

Newport City Council

By email

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Your reference

CONNEX/26/0208

Ein cyfeirnod
Our referenceDyddiad
Date

14 July 2026

Llinell uniongyrchol
Direct line

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Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Replacement shop front and redecoration of external elevations, replacement windows to north, east and west elevations and the change of use of first floor areas, 9 High Street, Caerleon, Newport, NP18 1AG

Thank you for your letter of 25 June inviting our comments on the information submitted for the above planning application.

This response is based on the advice provided by Cadw's Senior Historic Environment Planning Officer.

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monument

MM248 Caerleon Legionary Fortress: Former Garden of The Firs

This application for planning and listed building consent is for alterations and change of use at 9 High Street, Caerleon.

The application area includes scheduled monument MM248 Caerleon Legionary Fortress: Former Garden of The Firs. Previous applications for planning permission (24/0193) and listed building consent (24/0194) for the redevelopment of 9 High Street were withdrawn, due to concerns regarding the impact of a proposed rear extension upon both the listed building and the scheduled monument.



The current application is now for a much-reduced scheme consisting of a replacement shop front, redecoration of external elevations and replacement windows to north, east and west elevations. The application also seeks to change of use of first floor areas from A3 to 2 offices B1(a).

The proposed changes to the building will not have a direct impact on the scheduled monument and whilst the replacement windows will be a very slight visual change in the view from the monument, this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument.

It is noted that the applicant is proposing to locate a cycle locker and a cycle stand inside the boundary of the scheduled monument. The applicant must consult Cadw before the installation of these structures to determine if scheduled monument consent will be required.

Yours sincerely,

Laura Cooper

Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance



the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.