

Delegated Decision Report

Application No:	26/0342	Statutory Period Expires:	20th August 2026
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Site:	<i>Felthorpe, College Road, Caerleon, Newport, South Wales</i>		
Proposal:	<i>LISTED BUILDING CONSENT FOR A PROPOSED REAR TWO STOREY EXTENSION OVER EXISTING SINGLE STOREY ELEMENTS WITH ASSOCIATED WORKS INCLUDING RELOCATION OF EXISTING GARAGE, EXTENDED PARKING AREA AND REPLACEMENT FRONT BOUNDARY FENCING</i>		
Applicant:	<i>Smith</i>		
Type:	Listed Building	Ward:	Caerleon
Decision:	Granted with Conditions		

1. BACKGROUND

1.1 The conversion of Felthorpe to a dwelling was originally approved under application reference 19/1212. That permission has subsequently been varied and implemented as part of Redrow's wider residential redevelopment of the former college site. Consequently, the lawful use of the property as a dwelling has already been established through the extant planning permission.

1.2 The application site is a curtilage listed building.

Section 76(5) of the Historic Environment (Wales) Act 2023 states that:

- In this Act "listed building" means a building included in the list maintained under this section, and includes—
 - (a) any structure or artificial object that is fixed to the building and ancillary to it;
 - (b) any other structure or artificial object that—
 - (i) forms part of the land and has done so since before 1 July 1948, and
 - (ii) was within the curtilage of the building, and ancillary to it, on the date on which the building was first included in the list, or on 1 January 1969, whichever was later.

76(5) (b)(i) requires that the building was constructed before 1 July 1948. This part is satisfied, as map evidence shows that Felthorpe had been built by this time, i.e. it *'formed part of the land'* before 1 July 1948.

76(5) (b)(ii) Is satisfied as Felthorpe was within the curtilage of the building, and ancillary to it at the time of listing, on 02/03/2017, as it was in college use by May 2016.

Felthorpe is therefore considered to be 'curtilage-listed' with the Former Caerleon Teacher Training College Building (Cadw Ref. no. 87729).

1.2 The corresponding full planning application is being considered under application 26/0101.

2. SITE LOCATION AND CONTEXT

2.1 The application site relates to Felthorpe, a curtilage-listed building within the former Caerleon College Campus. The property is a distinctive red-brick building displaying Neo-Classical and Arts and Crafts influences, which contributes positively to the significance and group value of the wider collection of listed buildings on the site. It occupies a prominent position within generous landscaped grounds and has a strong relationship with the adjacent Grade II listed gate piers, forming part of the principal approach to the former college buildings. The application site is located approximately 265m from the Caerleon Conservation Area, Parking Zone 3 and is adjacent to an Archaeologically Sensitive Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks planning permission for the construction of a two-storey rear extension, replacing existing single storey elements the demolition of the existing garage and the construction of a new one, the reconfiguration and extension of the parking area, and

associated external works.

- 3.2 The two-storey rear extension will replace an existing garden room and extension. The extension would be of a similar scale to the existing dwelling. It would have a height of 9.2m, a depth of 7.5m and a width of 11.6m. The materials and roof form would match the existing. There would be 4no. aluminium sliding sash windows and 2no. sets of patio doors to the rear and 4no. aluminium sliding sash windows on the northwest elevation and southeast elevations.
- 3.3 To the front of the and side elevations of the existing property, new timber sash windows are proposed. The existing porch will be replaced with a hipped roof porch that will wrap around from the front to the southeast elevation. The porch would have a maximum height of 3.6m.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
10/0082	CHANGE OF USE FROM RESIDENTIAL TO EDUCATIONAL (UNIVERSITY RESEARCH FACILITY)	Granted	15.03.2010
17/0782	LISTED BUILDING CONSENT FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF A) MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE); DEMOLITION OF BUILDINGS ATTACHED TO THE MAIN BUILDING, REMOVAL OF EXISTING GATES ON LISTED PIERS AND CONSTRUCTION OF LEVEL PEDESTRIAN ACCESS BETWEEN RETAINED GATE PIERS	Granted with Conditions	21.11.2018
19/1212	PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS	Granted with Conditions	21.04.2021
26/0101	PROPOSED REAR TWO STOREY EXTENSION OVER EXISTING SINGLE STOREY ELEMENTS WITH ASSOCIATED WORKS INCLUDING RELOCATION OF EXISTING GARAGE, EXTENDED PARKING AREA AND REPLACEMENT FRONT BOUNDARY FENCING	Pending Consideration	

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national

land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.1.5 - The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.

6.1.9 - Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.3.1 Policies GP6 (Quality of Design), CE6 (Archaeology), SP9 (Conservation of the natural, historic and built environment) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.4 TECHNICAL ADVICE NOTES

5.4.1 Technical Advice Note (TAN) 24: The Historic Environment are relevant to the determination of this application.

5.5 HISTORIC ENVIRONMENT ACT (2023) WALES

In regard to Listed Buildings the statutory test is set out at Section 96(2) and reads as follows:

In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving:

- (a) the listed building to which the application relates,*
- (b) the setting of the building, and*
- (c) any features of special architectural or historic interest the building possesses.*

5.6 Consideration has also been given to the following documents:

- Managing Conservation Areas in Wales (CADW)
- The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

6. CONSULTATION RESPONSES

6.1 **Royal Commission for Ancient Monuments:** No comments received

6.2 **Amenity Societies:** No comments received

6.3 **Ecology Officer:** No comments received

6.4 **Newport Civic Society:** No comments received

6.5 **HENEB:** The proposed development involves the construction of a rear two storey extension over existing single storey elements with associated works. Whilst the building itself is not Listed it is our opinion that the standing building is of historic importance by virtue of its architecture, history and cultural significance within the area. The proposed works, while

small scale, pose a risk of damage or loss of original features without proper record. Therefore, in order to preserve this structure by record we strongly recommend that a survey is made prior to work commencing. We would recommend that this takes the form of a **level 2** survey as set out in “*Understanding Historic Buildings: A Guide to Good Recording Practice*”, (Historic England, 2016), and to an agreed Written Scheme of Investigation (WSI). To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded: -

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

The justification for the imposition of the condition would therefore be:

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.

We also recommend that a note should be attached to the planning consent explaining that: *The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member*

6.6 **Principal Heritage Officer: Analysis**

2.1 Significance

The principal elevation of the property presents a Neo-classically inspired façade of good design, material and proportion; constructed in ‘pressed-red’ brick, with multi-pane timber sliding-sash windows, a slated and hipped roof, cast iron rainwater goods, and a prominent decorative corbelled brick chimney stack to the north-western elevation (with buff square pots). However, the whole has a subtle asymmetry, revealing traces of an Arts-and-Crafts aesthetic. To the upper storey, the paired middle windows are offset to the north, and, to ground level, a faceted bay window is offset in the other direction, topped by a wrap-around veranda. Adjacent to the bay is a small window which serves the hallway WC. All identified as original features; they are prominent upon the front elevation and make positive contribution towards the architectural and historic interest of the asset. As identified within the HIA, the porch is likely a later addition, one which has been built forward of the veranda line with a prominence which imposes something of an unwarranted symmetry.

This prevailing form and materiality are reflected within other listed buildings on the site – most notably the residential-scale Grade II Principal’s Building (Cadw ref. 87726) and the Grade II Caretaker’s / Gardener’s Lodge (Cadw ref. 87727). *Felthorpe* is therefore considered to make a generally positive contribution towards the significance of these college buildings, as well as towards the grand mixed Revival style college building itself (Cadw ref. 87729) which, altogether, have a significant group value.

To the rear of *Felthorpe*, there are further, characterful features, including a single storey ‘*Sunroom*’ with large, faceted bay. The mono-pitch outshot with small chimneystack (which perhaps once featured wash house, lavatory, and coal house) also appear to be of some interest (though map evidence makes clear that these are later additions). Internally, there remain features of interest too, including the central bay staircase, traces of egg-and-dart moulded cornices, and other, fragmentary surviving features. However, these obviously less prominent features are considered to make substantially less of a positive contribution towards both the significance of the parent asset group, and the setting of adjacent assets (see below). I would therefore conclude that there is considerably more room for alteration here.

2.2 Setting

Felthorpe has a particularly close contextual relationship with the adjacent Grade II Listed Gate Piers (Cadw Reference Number 87728). It immediately overlooks the principal approach to the former College buildings and provides first introduction to the classically inspired built forms of the listed asset group. This positioning, and the generous green curtilage which still surrounds it, are therefore considered to make positive contribution

towards the setting of *Felthorpe* itself; positive contribution towards this adjacent listed gateway; and positive contribution towards the setting of the listed building group upon the site. This setting, in turn, makes a positive contribution towards the significance of *Felthorpe* as a curtilage-listed asset.

Indeed, during recent development of the wider site, considerable care has been taken to ensure that the generous curtilage of *Felthorpe* has been maintained, with the extent of modern development which fronts College Road having been curtailed to the south-east of the building. Thought has also been given to the form and materiality of this new development; its red brick construction and hipped roofs make clear reference to the existing buildings upon the site (including *Felthorpe*), to reduce harmful impact upon the setting of both the principal listed building group, and the curtilage-listed asset in question.

2.3 Impact upon special interest of the asset (LBC aspects)

I am pleased to see that the characterful principal front portion of this asset is proposed for retention, thus sustaining primary contribution made by *Felthorpe* towards significance of the asset group - and their setting. It has previously been noted that there is much greater potential for alteration to both the interior of the building and its lesser-seen rear elevation, due to the curtilage-listing status of the asset in question - and the minimal contribution these features make towards the setting and significance of the principal asset group. The principal of intervention in this location is therefore considered acceptable.

It is proposed to demolish the rear of the property, to build a new extension of essentially matching width and roof form, creating a house of double-pile plan. This is certainly not an uncommon traditional planform and, considering the conclusion outlined above, this approach is supported. However, any such (virtually flush-finished) extension, which mirrors the form and materiality of the existing front portion, will require very careful material selection and detailing to ensure a cohesive finished result, particularly within those oblique views available from College Road.

Roof

- Prominent upon the building, the existing corbelled brick stack (and its characterful pots) makes a positive contribution towards special interest. It has now been made clear within revised drawings that this will be retained.
- Though clear that the roof of this asset (including the front porch and veranda) once featured lead-roll ridge finishes, these have since been replaced with red, butted, half-round ridge tiles. Considering that the other listed assets within the site (outlined above) feature tiled hip finishes, it is accepted that current arrangements contribute towards a cohesive character for the wider listed group and may be retained (as now indicated within proposed drawings).
- According to proposed drawings, the roof will be "*finished in natural slate to match the existing*". A sample of natural slate has been reviewed on site (and forms part of the application) and is considered to suitably reflect the materiality of the existing roof pitches.
- Previous drawings stated that existing rainwater goods are "*black PVC*". They are, in fact white-finished, with ornate ogee-form guttering to the prominent existing roof edge. This has now been amended, to show existing guttering rainwater goods "*carefully taken off, stripped and repainted*." Where new are required, they are proposed to be "*aluminium guttering to match existing*". This is considered an acceptable approach, pending details secured via condition prior to installation (see below).
- All proposed eaves to new extension will reflect the 'open' design of the existing, to ensure a cohesive finished appearance. Further details have been conditioned.
- It is now proposed to remove the existing enclosed porch to the front elevation and continue the existing veranda roof through, to cover the principal entrance. As suggested within the HIA, this is likely the as-built arrangement and on-site examination of porch joinery makes clear this is later fabric. Further details have been conditioned for these works, to be submitted prior to commencement in this area.

Masonry

- The existing brick is a smooth '*pressed red*' typical of the era. This fabric makes a strong contribution towards special interest of the asset and marries well with the Old Red Sandstone materiality of the listed group and their associated structures. It was previously proposed to "*sand blast*" the existing brickwork: a highly aggressive means of cleaning which

would likely permanently abrade the surface and, if wet abrasive blasting was used, would saturate the built fabric. Such proposals have now been eliminated.

- Materiality for the new rear addition is considered critical to a successful extension of such size. It is now intended to “*match that of the existing*” utilising Furness Brick “*Old Victorian Pressed Medium Dark*”. This considered to be a good choice of product which will, if suitably laid and pointed, successfully harmonise with the existing both in terms of masonry unit size and finished appearance. To ensure a high quality of materials and workmanship, a sample panel has been conditioned.

Windows

- Existing windows are multi-pane timber sliding sash windows. First consideration should always be for preservation of original windows, with secondary glazing installed, as necessary. However, close examination on site indicates that several existing windows have been later replaced, to include slimline double-glazing with aluminium spacer bars to their perimeter - and that most are in very poor condition. Upon that basis, it is now proposed to replace existing windows with new timber sliding sashes, incorporating slimline double-glazing with perimeter seals coloured to match the finished paint colour. In addition, the new windows will be of the “*Queen Anne Revival*” style, with multiple panes to upper sashes (to match existing arrangement), and single pane lower sashes. Though this will clearly alter finished appearance, such an approach will reflect arrangements within those associated domestic assets (see the Principal’s and Caretaker’s Houses), resulting in further harmonisation of the listed group. details for the proposed windows have been conditioned.
- Considering the large patio doors to the unseen ground floor rear of the new extension, it is now proposed to insert suitably designed aluminium sliding sash windows into the new rear extension. Considering this context- and their relatively low visibility – such an approach is acceptable, provided that the new are of suitably high quality.
- Site examination also reveals that existing external windowsills are likely to be later replacements; formed in concrete with timber nosing applied to achieve external moulding detail (and the whole lead-covered). It is now proposed to replace these existing sills in bath stone. This will result in some enhancement to the principal elevations of the asset.
- Brick-arch masonry window heads are also now shown within the new extension. These are proposed to be ‘rough’ brick arches as per the existing structure, to ensure a cohesive finished appearance for the whole.
- Details for the abovementioned windows and their masonry surrounds have been secured via condition.

Retaining Wall and Steps to south-east (including associated flagstones)

- These structures are attached to the asset via the veranda posts and, in combination with their associated flagstones (see below), make a positive contribution towards the special interest of the principal elevation of the asset. Therefore, LBC is required for any works which may impact upon the special interest of these attached features. As such, a condition has been added regarding methodology and material specification.

2.4 Setting Impact (FULL aspects)

- I am pleased to see the garage now relocated further towards the rear of the site. Though this will result in an extended hardstanding driveway area, it will maintain the spacious character of the building’s existing curtilage, and reveal more of its classically inspired built form, particularly within south-easterly views from College Road.
- Landscape Plan, Site Block Plan and Plant Schedule all show a square-plan garage with hipped roof. However, as originally submitted, proposed garage elevations showed a gable-roofed structure of standard *Redrow* design. Considering its location in such close proximity to the asset, it was considered that both the form of the proposed structure - and its material finishes - needed further consideration. This has now been amended (Drawing [PP] 04), to show a building which is reflective of both the form and materiality of the adjacent asset (and the wider group). Proposed garage materials are stated “*to match that as agreed on dwelling.*” However, further construction details have been secured via condition, to be approved prior to its construction.
- Proposed landscape plan previously showed removal of all existing flagstones to the perimeter of the asset (including those loose within the site) and replacement throughout with a resin-bound finish: including to driveway, to prominent pathway to the front of the asset, and to the paved

area directly beneath the existing veranda (and its associated dwarf wall). This approach was considered to be harmful to the asset. As such, the revised Landscape Plan now shows retention/re-use of the extant stone flag finish to the immediate asset perimeter (including veranda, and associated steps down to garden at southern corner), and a “*natural stone*” threshold against the highway. Materials and details for any works to supplement existing flagstones, for proposed threshold pavements, or to perimeter steps/dwarf veranda wall, have all been conditioned.

- The Heritage Statement states that: “*for the sake of privacy, a simple metal fence, painted black, is proposed for the street front of the property.*” This is proposed to be “*1.2m high black metal fencing*” within drawing no. [PP] 03. Details for the proposed fence are very plain and could certainly be more ornate (taking inspiration from the immediately adjacent listed gateway). However, they will be read against the proposed laurel hedging, and I have no real issue with the proposed design.
- The high timber fencing to the boundary of the college road entrance is proposed for retention. Though unsightly (and >1m in height against the highway), the brick wall to the rear is lost, it is not affixed to the Grade II Listed gate pier and appears to have been in situ for at least four years.

7. PUBLIC REPRESENTATIONS

A Site Notice was put up on 15.05.2026. A Press Notice was published on 16.05.2026.

7.1 No representations were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) accordingly no concern is raised in this regard.

8.2 Visual Amenity/ Character and Appearance;

8.2.1 The proposal involves the demolition of the existing rear section of the property and its replacement with a two-storey rear extension. The House Extensions and Domestic Outbuildings SPG advises that, wherever possible, extensions should be located on rear or less prominent elevations and should be of a scale and form that is appropriate to the host dwelling and its surroundings. In this case, the extension would be positioned to the rear of the property and would broadly reflect the width, roof form and materials of the existing dwelling, thereby maintaining its overall character and appearance. Notwithstanding this, given the prominence of the site adjacent to Listed Gates and the need to ensure a high-quality finish, the Principal Heritage Officer has requested conditions requiring the submission of a sample panel of the proposed brickwork and details of the proposed eaves treatment. These measures are considered necessary to ensure that the extension is appropriately integrated with the existing building and makes a positive contribution to the character and appearance of the listed asset.

8.2.2 A number of the existing windows comprise multi-pane timber sliding sash units, many of which are in poor condition and appear to be later replacements incorporating slimline double glazing. The proposal seeks to replace these with new timber sliding sash windows featuring slimline double glazing and a Queen Anne Revival pane arrangement, which would better reflect the character of associated domestic buildings within the listed group. New aluminium sliding sash windows are also proposed within the rear extension and are considered acceptable given their design and their limited visibility. The scheme further includes the replacement of existing concrete windowsills with bath stone sills, which would enhance the appearance of the building, and the incorporation of rough brick arch window heads to match the existing structure. Details of the windows and their masonry surrounds will be secured by condition to ensure a sympathetic finish.

8.2.3 In terms of the roof works, the existing corbelled brick chimney stack will be retained, preserving an important feature that contributes positively to the building's special architectural and historic interest. The roof is proposed to be finished in natural slate to match

the existing, which the Principal Heritage Officer has confirmed is acceptable. Whilst further details of the proposed eaves treatment are required, it is considered that these details can be secured via condition.

8.2.4 The proposed garage and its siting are considered acceptable. The form of the garage and materials will reflect the architectural form of the host dwelling. In the interest of ensuring a high-quality and sympathetic finish, further details of the garage's construction and materials will be secured by condition.

8.2.5 The proposal also includes the removal of the existing front porch and its replacement with a hipped roof veranda that will wrap around the front and side of the dwelling. The Principal Heritage Officer has advised that the front gabled feature of the existing veranda is likely to be a later addition and its removal would not result in any significant harm to the special interest or significance of the building. The replacement veranda is considered acceptable but further details of the work proposed will be required under condition.

8.2.6 Overall, subject to conditions requiring the submission and approval of detailed masonry specifications, window finishes and external material samples, the proposal is considered to preserve the special character of the curtilage-listed building and its setting. The proposals are considered to accord with Policies SP9 and GP6.

8.3 **Archaeology**

8.3.1 The application is sited adjacent to an Archaeologically Sensitive Area. HENEB have been consulted on the application. They advise that the property isn't listed, however the LPA consider the property listed for the reasons listed in paragraph 1.2. HENEB advise that a programme of historic building recording is recommended prior to commencement. A Level 2 survey, undertaken in accordance with an approved Written Scheme of Investigation, can be secured by condition. An informative will also be attached advising that the work should be carried out in accordance with Chartered Institute for Archaeologists (CIfA) standards by a suitably qualified practitioner.

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the

application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 Due to the scale, design and siting of the proposed works, it is considered that the development would preserve the significance of the curtilage-listed building and the character and appearance of its setting. Consideration has been given to imposing conditions requiring the approved details to be retained for the lifetime of the development. However, as any future works affecting the character or significance of the listed building would require Listed Building Consent, it is considered that retaining details for the lifetime of the development is unnecessary on this occasion.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents unless amended by conditional discharge: 218 200 revF Landscape Plan Felthorpe House, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, , Heritage Impact Statement, PP04 - Garage Elevations and Floor Plans

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre-construction Conditions

02 Sample Panel for Brickwork: A one metre square representative sample of proposed brickwork (and associated pointing) for the works of extension to the existing building approved as part of this application shall be prepared for inspection on site and approved in writing by the Local Planning Authority prior to commencement of works to which the condition relates. Thereafter the works shall be carried out fully in accordance with the approved details.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

03 Eaves Details: Details for proposed eaves to the extension roof, to a minimum scale of 1:10 @ A1, with larger scale details to sufficiently describe the proposed works to the eaves, shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. Following the written approval of the Local Planning Authority the works shall be completed fully as approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

04 Rainwater Goods Details: Details for all proposed new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Thereafter works shall proceed fully in accordance with the approved details.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

05 Details of Timber Sliding Sash Windows: All proposed timber sliding sash windows shall incorporate slimline double-glazing with perimeter seals coloured to match the finished paint colour and have a traditionally puttied exterior finish. Prior to the installation of any new sliding sash window, details of those windows shall be submitted to the Local Planning Authority in writing. These details shall include their position within masonry surrounds (including their new masonry sills) and drawings shall be provided to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed windows also being provided. Following the written agreement of the Local Planning Authority the windows shall be installed fully as approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

06 Door Details: Details of any proposed external doors, to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe those proposed doors, shall be submitted to the Local Planning Authority in writing prior to their installation. Following the written agreement of the LPA the doors shall be installed fully as approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

07 Details for proposed aluminium sliding sash windows within the new extension, to include their position within the masonry surrounds (and their new arched masonry heads and new sills), to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed units, shall be submitted in writing by the Local Planning Authority prior to their installation. Following the written agreement of the LPA the aluminium sliding sash windows shall be installed fully as approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

08 Details of veranda roof: Details for proposed extension of the existing veranda roof (to include proposed timber posts and roof abutment detailing) to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed, shall be submitted to the Local Planning Authority in writing prior to commencement of said works. Following the written agreement of the LPA the works to the veranda roof shall be carried out strictly as approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

09 Details (methodology and specification) for any proposed works to the masonry retaining wall and its associated steps to the south-east of the asset shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of said works. No works shall be carried out to these features unless as agreed by the Local Planning Authority under this condition.

Reason: To ensure that special regard is paid to the architectural and historic interest of the

listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 , section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

10 Details of the Garage: Prior to the construction of the garage, details of that garage, to include all proposed external materials, door details, eaves details, rainwater goods details and ridge tile details with drawings to a minimum scale of 1:50 @ A1, with larger scale drawings as necessary to sufficiently describe the proposal shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the garage shall be constructed in strict accordance with the approved details.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

11 Paving Slab Details: Details for any new paving slabs to the perimeter of the building shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. No slabs shall be used other than as approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

12 Details of Driveway Materials: Details of finishing materials to the proposed driveway (to include samples of resin-bound driveway, kerbstone finishes and stone paving to highway threshold) shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the driveway shall be completed strictly as approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

13 No works to which this consent relates to, including any works of demolition of any sort shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority
Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.

NOTE TO APPLICANT

01 This decision relates to: 218 200 revF Landscape Plan Felthorpe House, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, , Heritage Impact Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP6, CE6, CE7 and SP9 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

04 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.

05 No works should be commenced until the necessary planning permissions have been obtained from the Local Planning Authority.