

Notice of Decision



S. Harries
LRM Planning Ltd
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CF11 9LJ

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
THE HISTORIC ENVIRONMENT (WALES) ACT 2023**

Application No: **25/0860**
Application Type: **Listed Building**
Proposal: **PROPOSED RELOCATION AND INTERNALISATION OF EXISTING KITCHEN EXTRACTION EQUIPMENT AND ASSOCIATED WORKS**
Site/Location: **The Priory Hotel, High Street, Caerleon, Newport, NP18 1AG**
Decision Date: **29th January 2026**

In pursuance of its powers under the above legislation the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 10th October 2025. The application has been:

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.

Reason: To conform with the requirements of Section 98 of the Historic Environment (Wales) Act 2023.

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - o Site Location plan: The Priory Hotel, Caerleon, Newport, NP18 1AG. Received by the Local Authority on 14/10/25.
 - o Extraction Equipment Existing Location Plan, 20/09/25.
 - o Extraction Equipment Existing Location References, 20/09/25.
 - o Extraction Equipment Proposed Location References, 20/09/25.
 - o Planning Statement, The Priory Caerleon, Prepared by LRM Planning Limited on behalf of The Priory. Dated October 2025.
 - o The Priory, Caerleon. Heritage Impact Statement. Prepared by The Environmental Dimension Partnership Ltd On behalf of Caerleon Hotels Ltd. Report Reference: edp9277_r001a. Dated October 2025.
 - o Drawing No: TPC-GA-00-001. Ground Floor Vent Layout. Date: 27/01/26.
 - o Drawing No: TPC-EL-00-003. Elevations & 3D Visual. Date: 27/01/26.
 - o Drawing No: TPC-ES-00-004. Equipment Schedule. Date: 27/01/26.
 - o Drawing No: TPC-SS-00-005. Services Schematic. Date: 27/01/26.
 - o Drawing No: TPC-BW-00-006. Builders Work & Setting Out. Date: 27/01/26.
 - o Drawing No: TPC-MF-00-007. Manufacture - Main Canopy. Date: 27/01/26.
 - o Updated Extract System at The Priory Hotel & Restaurant, Caerleon. Noise Assessment for Planning Application. 14th July 2025.
 - o Soler and Palau product specification Sheets for TCBBx2 and TCBTx2 Series. Received by the Local Authority on 14/10/25.
 - o Systemair product specification Sheet for MUBT 062 630D4 IE2 Item no. 33660. Received by the Local Authority on 14/10/25.
 - o 2026-01-21 Supporting Information - Floor Investigation Works.

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

2. As part of the installation hereby approved, no 'hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) shall be carried out within the listed building.
Reason: To ensure that due regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 - 2026.

NOTE TO APPLICANT

1. The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.
2. This decision accords with Section 96(2) of the Historic Environment (Wales) Act 2023.
3. This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk
4. Your attention is drawn to Section 89(1), Section 97(5)(6) and Section 162(1) of the Historic Environment (Wales) Act 2023 whereby demolition may not be undertaken until notice of the proposal has been given to the Royal Commission on Ancient and Historical Monuments in Wales, Crown Buildings, Plas Crug, Aberystwyth and the Commission subsequently have either been given reasonable access to the building for at least one month following the granting of consent, or have stated that they have completed their record of the building or that they do not wish to record it.
5. The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.
6. Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.
7. The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.
8. During the works, if any hidden historic features of significance are revealed, they should be retained in-situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.
9. The extraction equipment shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning authority.
10. Section 96 of the Historic Environment (Wales) Act 2023 was relevant to the determination of this application. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policy SP9 was relevant to the determination of this application.
11. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

Signed on behalf of the Council



Newport City Council
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Application Number: 25/0860

Decision Date: 29th January 2026

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).