

Newport City Council

By email

Eich cyfeirnod  
Your reference

CONNEX/25/0357

Ein cyfeirnod  
Our reference

LC

Dyddiad  
Date

16 June 2025

Llinell uniongyrchol  
Direct line

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Ebost  
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Dear Sir/Madam

**Planning Application – Loft conversion including new dormer and construction of garage, 211 Christchurch Road, Newport, NP19 7QL**

Thank you for your letter of 6 June inviting our comments on the information submitted for the above planning application.

Advice

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

Having carefully considered the information provided, we have no objection to the proposed development in regards to the registered historic park and garden listed in our assessment of the application below.

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

Assessment

Registered Park and Garden

PGW (Gt) 18 Newport: Beechwood Park

This planning application is for a loft conversion and new garage at 211 Christchurch Road, Newport, NP19 7QL.

The above designated historic asset is located inside 500m of the proposed development.

The application area is opposite the northern boundary of registered park and garden PGW (Gt) 18 Newport: Beechwood Park originally laid out as the grounds of a neo-



classical style house built in 1880 and purchased by Newport Borough Council and opened to the public in 1900.

The proposed development is for a detached single storey garage on the east side of a dwelling together with a loft conversion, which will see a dormer extension to the rear (north) roof elevation and the addition of three roof lights to the front (south) roof elevation.

The houses on Christchurch Road were not built until the late 20<sup>th</sup> century but they are now an accepted part of the views from the registered park and garden. The proposed garage and front elevation roof lights will be visible from a limited area around the northeast entrance of the park, elsewhere being screened by mature trees within it. The proposed alterations will only slightly alter the general appearance of the row of houses adjoining the registered historic park and garden and this very slight visual change will not have any effect on the way that the registered park and garden is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW (Gt) 18 Newport: Beechwood Park.

Yours sincerely,

Laura Cooper  
Historic Environment Branch

## 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.