

Delegated Decision Report

Application No:	25/0859	Statutory Period Expires:	23rd December 2025
------------------------	----------------	----------------------------------	---------------------------

Site:	<i>Royal Gwent Hospital Cardiff Road Newport NP20 2UB</i>		
Proposal:	<i>REPLACEMENT OF EXISTING WINDOWS WITH NEW, ADDITION OF BRIS SOLEIL ON APPLICABLE ELEVATIONS AND REPAIRS TO MASONRY STRUCTURE AND DECORATION</i>		
Applicant:	<i>N Holt</i>		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a seven-storey hospital building built as part of the Royal Gwent Hospital reconstruction program during the 1950's to 1960's. The building is a prominent building to the North of Cardiff Road B4237. The site is located adjacent to the south-eastern corner of both Belle Vue Conservation Area and Belle Vue Historic Park and Garden.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development is for the replacement of windows on the South elevation of the application site to Smart Systems VS600 sash window, restricted to 100mm max. opening (top and or bottom) without 2 stage override, and will contain tinted solar control glazing in the colour RAL 7012. The development also proposes vertical fin brise soleil which will match the colour of the windows, whilst the fins are to contrast in colour to the frame. Behind the brise soleil are Smart Systems fixed light aluminium windows in RAL 7012. The steel posts and head beam surrounding the windows will be retained and finished to match the windows, the existing concrete beam above each window is to be repaired and painted in white where required, and the brickwork on the building is to be retained. There are 2no. insect hotels proposed as part of the development.

4. RELEVANT SITE HISTORY

None.

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.

5.3 Technical Advice Note

Technical advice note (TAN) 12: design

Technical advice note (TAN) 24: the historic environment

5.4 The Historic Environment Act 2023

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy CE1 (Routeways, Corridors and Gateways)

Policy CE7 (Conservation Areas)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Wildlife and development SPG

6. CONSULTATION RESPONSES

6.1 **Heritage Officer:**

The site is not located within a Conservation Area, nor is it a heritage asset. However, the site is located adjacent to the south-eastern corner of both Belle Vue Conservation Area and Belle Vue Historic Park and Garden (which have a conterminous boundary). This registered area contains several listed buildings, with the nearest being Cardiff Road Lodge, approximately 45m away from the site. Of particular relevance is that significant view within the Grade II Registered Park; one which affords views from the elevated Grade II Pavilion and attached Conservatories (Cadw Ref. 16955) and the Grade II Terracing below (Cadw Ref. 16956), through the treed park slopes below and towards the wider city beyond.

Though the proposed site is detached from the abovementioned heritage assets (being separated by Belle Vue Lane), it is a substantial modern building, set on higher ground to the east. As a result, it inevitably forms an existing and visible eastern backdrop to parts of the southern portion of the park. Though within line of the identified significant view, the heavily treed slopes provide cover within key views from the elevated Grade II Pavilion and attached Conservatories.

Considering the nature of the proposed works (which do not involve enlargement of the substantial existing building), in my view there will be no harmful impact upon the setting of Belle Vue Conservation Area or Belle Vue Historic Park and Garden (i.e. the way in

which the assets are experienced). However, I see that Cadw have been consulted, and I will defer to their expertise regarding impacts upon the Historic Park and Garden.

6.2 **Ecology:**

No comments received.

6.3 **CADW:**

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the registered historic parks and gardens 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 Parks and Gardens

PGW(Gt)19(NPT) Bellevue Park

PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle

This planning application is for changes to the windows, addition of Brise Soleil, repairs and decoration at the Royal Gwent Hospital, Newport, NP20 2UB.

The above registered parks and gardens are located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views between the proposed development and registered park and garden PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle.

Consequently, the proposed development will have no impact on the settings of registered park and garden PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle.

The proposed development is located some 25m east of the east boundary of the registered park and garden PGW(Gt)19(NPT) Bellevue Park registered for its historic interest as a good example of a late nineteenth-century public park remaining intact and having historical associations with the influential garden designer Thomas Hayton Mawson (1861-1933). It also has group value with the listed pavilion and conservatories, rustic tea house, terracing, park lodges, entrance gates and boundary walls.

Created on land donated by Lord Tredegar to alleviate unemployment, the park was designed by T.H Mawson and opened in 1894. It is informally laid out and is characterised by sweeping walks with grass and ornamental trees dating from before the park's creation to the present day. At its centre is a small valley water garden with drinking fountains, rockwork, streams, pools and cascades.

To the west of the water garden is a two-storey tea pavilion (listed building 16955) built in 1910 by Mawson. The pavilion is built from stone with a red tiled roof and flanked by conservatories. Below it is a series of terraces built out over the slope on massive stone revetment walls (listed building 16956). A rustic tea house is located to the southwest of the pavilion (listed building 23136).

A bowling green was also added later. The park is bounded by stone walls and its main entrances are on the north and south sides, each with wrought iron gates and half-timbered lodges, also by Mawson and built 1893-94 (listed buildings 23134 and 23135). The site includes a Gorsedd circle built for the 1897 Eisteddfod.

The park was restored in the early 2000s with the support of the Heritage Lottery Fund. Significant views are from the terraces through the park to the city and over the river Usk and the Bristol Channel.

The proposed development is for the replacement of windows to the south elevation of a seven-storey building built as part of the hospital reconstruction program during the 1950's to 1960's, additional works will be the addition of Brise Soleil on applicable elevations and repairs to masonry structure and decoration.

The south elevation of the building is visible only from the southeast corner of the park and the major change to the building, only visible from there will not impinge on any significant views. As such whilst there may be a very slight visual change in the view from the registered park and garden 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 the registered park and garden PGW(Gt)19(NPT) Bellevue Park.

6.4 Structures:

No comments received.

6.5 Environmental Health:

No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 04/11/2025, Site Notice was put up on 07/11/2025.

7.1 32no. neighbours were consulted. No comments were received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged. A full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance;

8.2.1 It is considered this elevation of the building holds a consistent, uniform, fenestration design, and therefore, any changes to this elevation should keep some form of consistency across the unit. The proposed windows, whilst of a different design to the existing, hold a uniform appearance across the unit and are of a similar size. There is no merit to keep the existing design of the existing windows, and therefore this change is coherent and acceptable.

- 8.2.2 The windows proposed are aluminium grey sash windows restricted to 100mm opening top and/or bottom. When assessing the context of the site, and the surrounding design on the buildings, the neighbouring hospital building fronting Cardiff Road features slim grey/black frames, so a darker frame would not appear out of place in this context and can be seen below. Overall, it is considered the aluminium grey frames in this location would be deemed acceptable and the design retains a uniform appearance.

Block B:



Neighbouring block to North East:



- 8.2.3 The existing façade features white-framed windows with smaller glazed panels located above. These smaller upper panels are currently glazed. It is now proposed to replace these glass elements with solid panels. The intention behind this change is to allow these zones to accommodate mechanical ventilation louvres, if required in the future. From the plans, these are in a grey colour to match that of the windows and would be deemed acceptable. The existing concrete edge beam is proposed to be repaired as required and painted white. This is deemed acceptable and would break up the grey fenestration.
- 8.2.4 Vertical solar shading is proposed over part of the windows, with evenly spaced fins. The outer frame will match the window colour, while the fins will contrast in colour. Through correspondence with the applicant, they have confirmed this will be a lighter grey, RAL 7035. As this is not detailed on any of the plans, this will be secured via condition. While a new visual element has been added to the elevation, the shading appears modest in scale on the submitted plans, with a depth of approximately 15cm, and aims to reduce solar gain. As previously stated, there is no value in retaining the existing window design, and the proposal does not result in demonstrable harm. The shading is acceptable in this location and in accordance with Policy GP6.
- 8.2.5 Main routeway
The site is situated to the North of Cardiff Road B4237 and is highly visible. In this instance Policy CE1 would apply. Proposals should protect and enhance the appearance and connectivity of existing and future main route corridors and gateways into the city. The development does not create a harmful impact in this instance given the scale of development.
- 8.2.6 Heritage

The site is located adjacent to the south-eastern corner of both Belle Vue Conservation Area and Belle Vue Historic Park and Garden. The Heritage officer has been consulted on the application and states, considering the nature of the proposed works (which do not involve enlargement of the substantial existing building), there will be no harmful impact upon the setting of Belle Vue Conservation Area or Belle Vue Historic Park and Garden, preserving the Conservation Area in line with The Historic Environment Act 2023. CADW have also provided comment and state that there are two registered parks and gardens located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views between the proposed development and registered park and garden PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle. Consequently, the proposed development will have no impact on the settings of the registered park and garden. Moreover, the proposed development is located some 25m east of the east boundary of the registered park and garden PGW(Gt)19(NPT) Bellevue Park. The south elevation of the building is visible only from the southeast corner of the park and the major change to the building, only visible from there will not impinge on any significant views. As such whilst there may be a very slight visual change in the view from the registered park and garden this will not have any effect on the way that it is experienced, understood and appreciated. The proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW(Gt)19(NPT) Bellevue Park.

8.3 Residential Amenity

- 8.3.1 It is considered the development would not have a negative impact on residential amenity experienced. The development seeks to reduce solar gain within the hospital. Therefore, this accords with Policy GP2.

8.4 Ecology

- 8.4.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step wise approach (Paragraph 6.4.15) has been applied.* Given the development proposed, it is considered that the development is changing the windows and adding brise soleil for heat reduction within the hospital, it is considered that no GI will be lost as part of the development.
- 8.4.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. 2no. insect hotels are proposed as part of the development. Given no GI is lost as part of the development, this enhancement is commensurate to the development and as such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

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 In conclusion, the proposed development retains a consistent and cohesive design. The grey aluminium frames would not appear incongruous in this setting against neighbouring hospital buildings. The brise soleil appears modest in scale on the submitted plans and aims to reduce solar gain. The colour of the

brise soleil will be conditioned to ensure the development is sympathetic to the building. The development would not have an adverse impact on the registered parks or conservation area and therefore, the scheme is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: RGH B-ABUHB-XX-XX-DT-A-100c - Proposed Replacement Window Type; RGH B-ABUHB-XX-XX-DR-A-217c - Proposed Plans-Levels 6 and 7.; RGH B-ABUHB-XX-XX-DR-A-216c - Proposed Plans-Levels 3-5.; RGH B-ABUHB-XX-XX-DR-A-215 - Existing Plans-Levels 6 and 7; RGH B-ABUHB-XX-XX-DR-A-214 - Existing Plans-Levels 3-5.; RGH B-ABUHB-XX-XX-DR-A-101c - Phase 1 Existing/Proposed Elevations; RGH B-ABUHB-XX-XX-DR-A-001a - Site Location Plan

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

02 The brise soleil solar shading hereby approved shall be applied and completed in colour RAL 7012 for the outer frame, and colour RAL 7035 for the vertical fins, and retained as such for the lifetime of development.

Reason: To ensure the development is carried out in a satisfactory manner.

03 The biodiversity enhancement scheme as shown on 'RGH B-ABUHB-XX-XX-DR-A-101c - Phase 1 Existing/Proposed Elevations; shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, CE1, CE7 were relevant to the determination of this application.

02 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.