

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 01 April 2026 15:03

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case refs: 26/0208 & 26/0209 (9 High Street Caerleon, Newport NP18 1AG) (FULL & LBC)

Sorry Vicky,

Neglected to add that, as the LBC application is for a GII Listed asset, it may be determined under my delegated powers. Please add the following to the conclusion of your LBC report:

This conclusion is the view of named Building Conservation Officer with the appropriate Cadw LBC delegation: G. Arnall.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

From: Arnall, Guy

Sent: 01 April 2026 14:56

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case refs: 26/0208 & 26/0209 (9 High Street Caerleon, Newport NP18 1AG) (FULL & LBC)

Hi Vicky

Re: REPLACEMENT SHOP FRONT AND REDECORATION OF EXTERNAL ELEVATIONS, REPLACEMENT WINDOWS TO NORTH, EAST AND WEST ELEVATIONS. CHANGE OF USE OF FIRST FLOOR AREAS FROM A3 TO USE FOR 2 NO. OFFICES B1(A) & LISTED BUILDING CONSENT FOR REPLACEMENT SHOP FRONT AND REDECORATION OF EXTERNAL ELEVATIONS, REPLACEMENT WINDOWS TO NORTH, EAST AND WEST ELEVATIONS. CHANGE OF USE OF FIRST FLOOR AREAS FROM A3 TO USE FOR 2 NO. OFFICES B1(A)

Previous applications for planning permission (24/0193) and listed building consent (24/0194) for redevelopment of 9 High Street were withdrawn, due to concerns regarding impact of proposed rear extension upon both the listed asset and the SM area directly to the rear. Current applications are now made for a much-reduced scheme.

History and Significance

9 High Street, Caerleon is a Grade II listed building situated prominently within the Caerleon City Centre Conservation Area at the junction of High Street and Cross Street: an area historically known as "*The Square*". The building occupies a highly sensitive and historically layered location within the core of both present day Caerleon and historic footprint of the Roman legionary fortress of Isca. This positioning places it at the heart of Caerleon's Roman origins, its medieval market town development, and its later Georgian prosperity, all making for a site of long-standing historic, communal, and evidential value.

The asset appears to date principally from the early-C18, when the front range facing High Street (then Bridge Street) was constructed, probably as a dwelling. It infills the space between two earlier listed buildings (No. 8 High Street, of probable C16 origin, and No. 10 High Street, probably C17), thus reinforcing the building's setting (and significance) as part of a closely knit historic streetscape that has evolved over several centuries. Though there is no firm evidence of an earlier structure on the site, the building appears to stand upon land formerly occupied by Roman barracks, indicating high potential for Evidential Value and archaeological sensitivity. Indeed, directly to the rear of the asset is SM MM248 (Caerleon Legionary Fortress: Former

Garden of The Firs) which covers the current car parking area and extends behind the buildings along Cross Street.

Over the period of approximately 300 years since its construction, No. 9 High Street has undergone a series of adaptations reflecting the changing economic and social life of Caerleon. While initially residential, documentary evidence confirms that, by the early-C19, the building was in mixed-use as both a dwelling and shop; a pattern that continued throughout the C19 and early-C20. Later alterations in the late-C20 and early-C21 enabled its use as café, bar, and restaurant, with significant changes to the ground floor interior, while the upper floors retained a more domestic character.

Architecturally, the building displays the modest, “polite” Georgian character that typifies much of Caerleon’s conservation area. The rendered frontage, traditional proportions and simple detailing reflect an understated architectural language that harmonises with the historic streetscape. Though ground floor shopfronts and first floor windows have been altered over time, particularly during the C20, the overall scale, form and relationship with neighbouring buildings have remained consistent. The building’s front elevation continues to read clearly as a former house adapted for commercial use, reinforcing its legibility within the historic streetscape. Indeed, gradual adaptation of the asset over time has resulted in an asymmetric arrangement of openings and shopfronts to the principal elevation, an evolutionary pattern which is characteristic of the wider area, wherein many historic buildings have been incrementally altered to accommodate polite C18 modernisation and commercial activity without wholesale rebuilding. This subtle irregularity in proportions and alignment therefore makes considerable contribution towards its aesthetic interest and contributes positively towards the layered townscape that defines the character of the conservation area.

However, whilst sash windows to first floor have at some time been sympathetically reproduced, the existing modern shopfronts to no.9 are of relatively poor quality: being rather of plain and unsympathetic design, they fail to enhance either the architectural character of the listed building or the wider context of the High Street. As a result, they detract from the special architectural and historic interest of the building and erode contribution towards both its group value and the wider conservation area.

Overall, the significance of 9 High Street lies not only in its individual historic and architectural interest but also in its strong group value. The listing description

emphasises this collective significance, and the building forms an integral part of a dense cluster of listed buildings that define the historic centre of Caerleon. It plays a key role in several important views identified within the Conservation Area Appraisal, particularly along High Street and Cross Street, where it contributes positively to enclosure, continuity, and townscape character. As such, the building makes a positive contribution towards the significance of the Caerleon Conservation Area, embodying its layered history, modest Georgian character, and long-standing commercial and communal function.

Impact of the proposed works

Shopfront

The most significant intervention is to the modern and poorly designed existing shopfront. Here, the proposed is designed to reflect traditional proportions and detailing, based upon clear evidence within historical photographs of the asset. Notably, the design retains original structural openings and configuration of the ground-floor, thus avoiding any removal of historic wall fabric. It also unifies the frontage at ground floor level, whilst retaining an existing asymmetry which makes positive contribution towards both the character of the asset and the wider conservation area.

Detailed construction drawings for the proposed shopfront have been provided.

Here, I would note that the use of DPC to masonry perimeter seems counterproductive where burnt mastic sealant is proposed. There is a risk of trapping moisture against timber where impervious DPC is utilised. I would suggest that a well-specified lime mortar would be more suitable behind the burnt mastic sealant. However, this is a matter of detail that does not have any fundamental bearing upon the determination application.

My only material concern is for colour and design of the proposed awning, details for which may be conditioned. It should also be made clear via condition that any printed logo or text should be reserved for the front valence of the awning only (see suggested condition below).

Pending satisfactory discharge of associated conditions, the result will be enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Painting

It is also proposed to repaint the front elevation using a breathable silicate paint in a heritage “Lime White” colour. This approach is supported, will return the building to a more appropriate colour, and will result in enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Windows

This application also proposes the repair and replacement of windows, as specified within the accompanying schedule.

As noted within the HIA (and list entry), windows to the first-floor front elevation are modern replacement. Though, for the most part, they reflect the historical 6-over-6 setting out, the upper sash to central window (W10) has (at some stage) been further altered to a single pane. It is also notable that multi-pane top sashes feature ‘horns’: a further clear indication of later replacement.

As proposed to first floor front, W09 and W11 will be repaired. W10 is proposed for replacement in timber, with a small-scale elevation provided (see Drawing AL-14 Rev. A). We will, however, also require a smaller-scale drawing for the proposed window, as per those supplied for the proposed shopfront. This may be conditioned.

Existing windows to side and rear are clearly identified within the HIA as being modern joinery of low significance. They are proposed for replacement in timber, with small-scale elevation drawings provided (see Drawing AL-14 Rev. A). Whilst I am happy with the principle of this approach, we will also require smaller-scale drawings for these proposed windows, as per those supplied for the proposed shopfront. These may be conditioned. I would note that flush-closing would certainly be the best option for all proposed casement windows.

Pending satisfactory discharge of associated conditions, the result will be enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Doors

This application also proposes the replacement of external doors to the rear of the property, as specified within the accompanying schedule.

Existing doors are clearly identified within the HIA as being modern joinery of low significance. They are proposed for replacement in timber, with small-scale elevation drawings provided (see Drawing AL-14 Rev. A). Whilst I am happy with the principle of this approach, we will also require smaller-scale drawings for these proposed doors, as per those supplied for the proposed shopfront. These may be conditioned.

Pending satisfactory discharge of associated conditions, the result will be enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Note

Can you please ensure that the Heritage Impact Assessment produced by Ashley DAVIES Architects Limited (dated February 2024) is added to both FULL and LBC, as this document contains analysis which informs the revised Heritage Impact Statement from Graham Frecknall Architecture & Design (Doc. Ref. 1805.25/GF).

Conditions

Prior to installation, details for colour finish of the proposed shopfront awning shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest of the asset in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

For the avoidance of doubt, there shall be no logo or text printed on the upper face of the proposed shopfront awning. They shall be reserved for the front valance of the awning only.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest of the asset in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details of all proposed windows to a minimum scale of 1:10 including elevations, vertical and horizontal sections showing position within masonry surrounds, with larger scale details sufficient to describe the proposed units, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest of the asset in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details of proposed doors to a minimum scale of 1:10 including elevations, vertical and horizontal sections showing position within masonry surrounds, with larger scale details sufficient to describe the proposed units, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To ensure that due regard is paid to protecting the special architectural and historic interest of the asset in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Informative:

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.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer Swyddog Dirprwyedig
(Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development Cyngor
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