

From: Arnall, Guy
Sent: 26 May 2026 14:42
To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0329

Hi Marnie

**Re: REPLACEMENT OF EXISTING WINDOWS (PHASE 2) INCLUDING REPAIRS TO MASONRY
STRUCTURE AND DECORATION**

This phase of work follows on from that approved under 25/0859.

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 (but some modification to its finished appearance), 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, understood and appreciated.

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