

From: Elgan Jones
Sent: 14 July 2026 11:51
To: NCC - Planning <planning@newport.gov.uk>
Subject: Samsons Court, Goldcliff Road, Goldcliff, Newport

Your reference: 26/0447

Our reference: 219784

Samsons Court, Goldcliff Road, Goldcliff, Newport

Dear Lydia,

Thank you for consulting SPAB on the proposals at Samson Court Farm, a Grade II listed farmhouse and curtilage-listed outbuilding. Having reviewed the submitted Heritage Statement and accompanying proposals, we have strong concerns regarding aspects of this application in its current form.

We have no objection to the demolition of the twentieth-century concrete block shed (Element 4) or the removal of the later modern extension, both of which are of limited or no heritage significance. Their removal offers an opportunity to better reveal the historic building group and improve the appreciation of the listed farmhouse.

However, we have significant concerns regarding the proposed conversion and alteration of the stone outbuilding (Element 3). In the first instance, the application lacks sufficient detail to properly assess the impact of the proposed works on the significance and character of the listed building. Important information relating to the design, detailing, materials, and appearance of the proposed interventions is either absent or insufficiently developed.

We are particularly concerned by the proposed treatment of the south elevation. The scale and proportions of the new opening, the extensive use of glazing, and the proposed aluminium-framed bi-fold doors appear visually dominant and bear little relationship to the character, detailing, or agricultural origins of the historic structure. Rather than reading as a sensitive adaptation of a traditional outbuilding, the proposals risk overwhelming the surviving historic fabric and eroding the simple vernacular character that contributes to the significance of the building. Similar concerns apply to the east elevation, where extensive areas of glazing and the introduction of large contemporary openings would result in a marked domesticisation of the building. The cumulative impact of these interventions, alongside the proposed rooflights and substantial roof alterations, would alter the

character of the outbuilding in a manner that appears disproportionate to the requirements of its proposed new use.

More fundamentally, this structure retains a range of historic and architectural features, including original openings with brick voussoir arches, evidence of its agricultural function, historic stonework, and surviving roof structure elements, all of which contribute positively to the significance of the listed building group. While repair and adaptation may be justified to secure a viable future use, we consider that a more sensitive approach could retain and celebrate these features whilst accommodating the proposed conversion.

In particular, we cannot support the proposed loss and extensive alteration of historic fabric associated with the opening up of the elevations and the substantial rebuilding proposed. The scheme appears to prioritise the creation of a contemporary domestic aesthetic over the conservation of a traditional agricultural building. As submitted, the level of intervention is not convincingly justified and would result in unnecessary harm to the character and setting of the Grade II listed farmhouse and its curtilage-listed outbuilding.

SPAB would therefore encourage the applicant to reconsider the design and develop a more conservation-led scheme that places greater emphasis on repair, retention of historic fabric, and the sensitive adaptation of the existing building. Until such revisions are made, we **object** to the proposals.

Kind regards,

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

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