

From: Ross Anthony

Sent: 20 July 2026 13:59

To: NCC - Planning <planning@newport.gov.uk>

Subject: Application Ref: 26/0447 - Samsons Court Goldcliff Road Goldcliff Newport NP18 2PH

FAO: Lydia Burrows

Address: Samsons Court Goldcliff Road Goldcliff Newport NP18 2PH

Application Ref: 26/0447

Proposal: LISTED BUILDING CONSENT FOR THE CHANGE OF USE AND CONVERSION OF A CURTILAGE-LISTED STONE OUTBUILDING TO ANCILLARY RESIDENTIAL ACCOMMODATION INCIDENTAL TO THE PRINCIPLE FARMHOUSE, INCLUDING DEMOLITION OF AN ADJOINING SINGLE STOREY TWENTIETH-CENTURY CONCRETE-BLOCK SHED; PARTIAL REBUILDING AND STABILISATION OF HISTORIC STONE WALLING; RE-ROOFING IN NATURAL SLATE; FORMATION OF NEW OPENINGS TO THE REAR (SOUTH AND EAST) ELEVATIONS, AND ASSOCIATED INTERNAL ALTERATIONS.

Statutory Remit: Historic Buildings & Places (HB&P) is the working name of the Ancient Monuments Society and a consultee on Listed Building Consent applications, as per the *Listed building applications and decisions (duty to notify National Amenities Societies and the Royal Commission) (Wales) Direction 2022*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent. HB&P have reviewed the documentation available and wish to second the detailed comments and objections already provided by Council's Senior Heritage Officer, particularly the loss of historic fabric and the planform to the southern brye, and the awkward and inappropriate form of the proposed extension.

While HB&P will not repeat those concerns here, an additional issue is the partially collapsed state of the barn extending from the northern gable of the farmhouse. As part of the grade II listed heritage asset, HB&P are obviously concerned about the potential for further collapse and the loss of this barn which, like the proposals for the southern brye, would harm the integrity and historic interest of the farmstead as a whole, in addition to the physical issues associated with the compromised structure and potential to harm the fabric of the house itself as a result of its exposure.

Given this issue and the presence of a large unused part of this heritage asset that is desperate for restoration and reuse, there is no justification to add further floor space

elsewhere. Subject to the further design work and structural and heritage assessments, the northern barn would likely be able to provide the desired large, open plan format proposed in this application, but without the need for the insensitive additions and external changes, other than the reinstated walls that have collapsed.

HB&P would encourage the applicant to explore these other options as part of any information resubmitted for this application.

Regards

Ross Anthony

Case Work



www.hbap.org.uk

Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered Charitable Incorporated Organisation in England and Wales (no. 1210157). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the ***Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021***. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.