

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

Sent: 16 October 2025 09:25

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

Subject: RE: Planning Consultation Request for case ref: 25/0774 (The Old Cowshed Bowdens Lane Penhow Newport South Wales) (FULL)

Hi Vicky

Re: CHANGE OF USE AND CONVERSION OF DUTCH BARN TO TOURIST ACCOMMODATION (USE CLASS C6: SHORT-TERM HOLIDAY LET), USE OF LAND TO THE NORTH AS OUTDOOR AMENITY SPACE ASSOCIATED WITH THE HOLIDAY LET, AND ASSOCIATED DEVELOPMENT

Whilst other properties in the area (such as Bowden's Farm and Upper Chapel Lodge) are of significantly earlier origin and form an integral part of the rural landscape's history, the property in question - and its adjacent farm buildings - first appear within the OS map of 1949, suggesting construction in the early/mid 1900s. Whilst documented pre-1880s examples will be rare, the mid-C20 nature of the structure in question imparts only minor architectural and historic value (being manufactured by 'Alexander and Duncan' - a private limited company incorporated in 1912 which specialised in the wholesale and rental of agricultural machinery). It does, however, represent a distinctive rural form (with utilitarian features which emphasise its functionality) which is typical of a C20 'Dutch Barn' curtilage farm building, often used for the shelter of hay or straw. Usually of iron frame construction and clad in corrugated iron sheeting, they represented a cheaper means of prefabricated construction which serve to demonstrate the demise of the vernacular and the arrival of modern post-war C20 farming.

This application proposes the conversion of this building into a residential property. To the most prominent elevations (those visible from the road) it is proposed to retain 'window' size and positioning to front and side elevations (changed from translucent corrugated sheeting to timber framed windows). A renewed pedestrian doorway to the principal elevation is proposed, with black aluminium bi-fold doors proposed to replace the adjacent existing up-and-over garage door. Re-cladding in corrugated steel - to essentially match the existing - proposes exposing the braced structural form of the distinctive segmental roof. These elements represent an interesting and considered repurposing of the structure, which will retain much of its existing arrangement and agricultural aesthetic. I would, however, also encourage retention of the enamelled manufacturer's nameplate to the front elevation.

To the rear elevation, which opens out on to the rural landscape, addition of a ground floor recessed terrace with first floor balcony above is proposed. This represents a much more recessive feature than that proposed at pre-application stage, which will result in much-reduced potential to diminish the historic context of the site, as well as its agricultural aesthetic. I would concur with the comments of our Landscape Officer, who states that *"The first-floor balcony is now recessed so will largely be in shadow of the roof overhang, and where visible seen against the adjacent large, glazed elevation of the Old Cow Shed. Given the rural open aspect, light spill should be controlled."*

Overall, I would consider this a well-considered adaption of a now-redundant agricultural building.

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

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