

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Planning Permission and Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Gwynne

Surname

Keyte

Company Name

Address

Address line 1

Samsons Court Goldcliff Road

Address line 2

Goldcliff

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP18 2PH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Allan

Surname

Williams-Jones

Company Name

HFWJ Surveyors

Address

Address line 1

130 Aztec West

Address line 2

Almondsbury

Address line 3

Town/City

Bristol

Country

Postcode

BS32 4UB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

0.37

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- ☐ Yes
☒ No

Description of the Proposal

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Change of use and conversion of a curtilage-listed stone outbuilding to ancillary residential accommodation incidental to the principal 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.

Has the development or work already been started without planning permission?

- ☐ Yes
☒ No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

5997/001 — Existing Ground Floor Plans
5997/002 — Existing First Floor Plans
5997/003 — Existing Elevations (sheet 1)
5997/004 — Existing Elevations (sheet 2)
5997/005 — Proposed Floor Plans
5997/006 — Proposed Roof Plan
5997/007 — Proposed Elevations (sheet 1)
5997/008 — Proposed Elevations (sheet 2)
5997/009 — Proposed Sections A-A and B-B
5997/010 — Block Plan (existing and proposed)
5997/011 — Location Plan

Existing Use

Please describe the current use of the site

Agricultural farmstead with a residential farmhouse (Grade II listed) and associated outbuildings; the outbuilding subject of the application is redundant former agricultural storage.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type: External walls Existing materials and finishes: Existing: Local rubble limestone walling, lime-bonded, left exposed/unrendered — natural buff/grey stone. Proposed materials and finishes: Proposed: Retained and made good using salvaged stone to match, repointed in a natural lime mortar (lime/sand, off-white to pale buff) on a flush or slightly recessed joint. No render or paint to the historic stone.
Type: Roof covering Existing materials and finishes: Mixed/deteriorated covering to the outbuilding (to be replaced). Proposed materials and finishes: Natural slate to match the principal farmhouse — colour blue-grey (e.g. Welsh natural slate, riven finish), laid in diminishing or uniform courses to match the host.
Type: Rainwater goods Existing materials and finishes: None Proposed materials and finishes: Cast-aluminium or cast-iron-effect gutters and downpipes, half-round profile, painted black (e.g. RAL 9005 / matt black).
Type: Windows Existing materials and finishes: Un-fenestrated openings Proposed materials and finishes: Powder-coated aluminium windows and bi-fold doors — colour dark grey (e.g. RAL 7016 Anthracite Grey, matt) or near-black, to read as a clearly contemporary insertion. Conservation-style rooflights, flush-fitting with a central glazing bar, powder-coated black frame.
Type: Other Other (please specify): Roof structure / internal Existing materials and finishes: Degraded oak structure Proposed materials and finishes: New solid oak roof structure, natural/unfinished, integrating salvaged historic timbers where serviceable.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

Drawings (Job No. 5997)

5997/001 — Existing Ground Floor Plans
5997/002 — Existing First Floor Plans
5997/003 — Existing Elevations (sheet 1)
5997/004 — Existing Elevations (sheet 2)
5997/005 — Proposed Floor Plans
5997/006 — Proposed Roof Plan
5997/007 — Proposed Elevations (sheet 1)
5997/008 — Proposed Elevations (sheet 2)
5997/009 — Proposed Sections A-A and B-B
5997/010 — Block Plan (existing and proposed)
5997/011 — Location Plan

Supporting documents

Heritage Statement — ref. HFWJ/5997
Planning Statement (incorporating the Design and Access Statement) — ref. HFWJ/5997
Ecological Assessment / Bat Survey and Mitigation Strategy

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☒ Yes
☐ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
☐ Zone 1		Hectares
☐ Zone 2		Hectares
☒ Zone 3	0	0.00 Hectares
☐ Defended Zone		Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to [Technical advice note 15: development, flooding and coastal erosion](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the [Welsh Ministers' Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

☒ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☐ No

b) Designated sites, important habitats or other biodiversity features

☒ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☐ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer

☐ Septic tank

☐ Package treatment plant

☒ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes

☐ No

☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

5997/011 - Location Plan

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes

☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes

☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class: Other Existing gross internal floorspace (square metres) (a): 76.9 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 76.9 Total gross internal floorspace proposed (including change of use) (square metres) (c): 59.7 Net additional gross internal floorspace following development (square metres) (d = c - b): -17.2

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)
	76.9	76.9	59.7	-17.2

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Allan

Surname

Williams-Jones

Declaration Date

08/06/2026

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Allan

Surname

Williams-Jones

Declaration Date

08/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Allan Williams-Jones

Date

12/06/2026