

From: Arnall, Guy

Sent: Thursday, August 27, 2026 12:38

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0447 (Samson Court Goldcliff Road Goldcliff Newport NP18 2PH) (LBC)

Hi Lydia

Re: 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

1. Legislative and Policy Framework

Section 96 of the Historic Environment Wales Act 2023 states that:

(1)On determining an application for listed building consent, a planning authority or the Welsh Ministers may grant or refuse consent.

(2)In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—

(a)the listed building to which the application relates,

(b)the setting of the building, and

(c)any features of special architectural or historic interest the building possesses.

(3) Listed building consent has effect for the benefit of the listed building and the land on which it is situated, and of all persons for the time being interested in the building and land; but this is subject to the terms of the consent.

The 'special regard' duty has previously been tested in the Court of Appeal in terms of the Planning (Listed Buildings and Conservation Areas) Act (1990), wherein '[Barnwell Manor](#)' confirmed that "considerable importance and weight" should be afforded by the decision maker to the desirability of preserving a listed building along with its setting.

Section 4 of The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024 states that:

4.—(1) An application for listed building consent must include with it a statement referred to as a heritage impact statement.

(2) A heritage impact statement must—

(a) describe the special architectural or historic interest of the listed building to which the application relates and its significance, with particular reference to the part of the listed building affected by the works,

(b) explain the objective that the works are intended to achieve and why they are desirable or necessary,

(c) include a summary of the options considered for the purpose of achieving the objective in sub-paragraph (b) and the reasons why the proposals to which the application relates are preferred,

(d) describe the works and the design principles which have been applied to them,

(e) include a schedule of works,

(f) describe how the works will affect the character of the listed building as a building of special architectural or historic interest, including an assessment of the impact of the works on the significance of the building, and

(g) describe how issues relating to access to, or in, the listed building have been dealt with, but excluding issues relating to access to, or in, any part of a listed building which is used as a private dwelling.

The primary objective of Planning Policy Wales (Edition 12, February 2024) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW12 takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan-making and the decision-making process. Chapter 6 – *Distinctive and Natural Places: Recognising the Special Characteristics of Places (The Historic Environment)* - is relevant to the assessment of this application, in particular the following statements:

The Welsh Government's specific objectives for the historic environment seek to...safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved and...preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; (para 6.1.6)

For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should

recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future (6.1.11).

The demolition of any listed building should be considered as exceptional and require the strongest justification (6.1.12).

Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed (6.1.13)

PPW is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (March 2026).

Section 5 of TAN 24 covers listed buildings, with paragraph 5.9 setting out the following in respect of the need for LBC:

“The Historic Environment (Wales) Act 2023 requires any works of demolition, or alteration and/or extension of a listed building which would affect the character of the building as one of special architectural or historic interest, to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the planning authority. Planning Policy Wales sets out that the aim for listed buildings should be ‘to find the best way to protect and enhance their special qualities, retaining them in sustainable use.’”

Paragraph 5.14 of TAN24 advises that when determining a listed building consent application, the local planning authority should consider the following issues:

“When determining a listed building consent application, the planning authority should consider the following issues:

- *The importance and grade of the building and its intrinsic architectural or historic interest.*
- *The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- *The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- *The impact of the proposed works on the significance of the building.*
- *The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many Grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension."

It further advises that:

"Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest of a listed building through the process of alteration, extension or re-use is exacting and should always be based on specialist knowledge and skill to realise the benefits that well-designed interventions can bring." (para 5.15)

Other relevant evidence or policy guidance include:

- Cadw, *Conservation Principles* (2011)

- Cadw, *Managing Change to Listed Buildings in Wales* (2017)
- Cadw, *Heritage Impact Assessment in Wales* (2017)
- Cadw, *Setting of Historic Assets in Wales* (2025)

The Newport Local Development Plan 2011-2026 (adopted in January 2015) sets out the relevant planning policies at the local level, insofar as heritage matters are concerned. The adopted plan sets out objective 5 that is “*To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment*”.

Thereafter, Strategic Policy SP9: Conservation of the Natural, Historic and Built Environment sets out the local authority’s approach in this respect:

“The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.”

2. **Observations**

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List Entry

This application relates to Grade II Listed Samson Court (Cadw under ref: 17541). Added to the statutory list on 31 October 1996, description reads:

History

Probable origins as C17 house, rebuilt late C18/early C19, and modernised later C19.

Exterior

Probable origins as C17 house, rebuilt late C18/early C19, and modernised later C19. Farmhouse. Rendered, slate roof, 3 brick chimneys to ridge. Two storeys, asymmetrical 4 window front. Hornless sash windows with marginal glazing bars. Open timber Gothic porch over panelled door. Outshut rear, and long modern extension at right angles. Long agricultural range to L.

Reason:

Listed as well-preserved farmhouse typical of Gwent levels.

Date of Designation:

31/10/1996

Extent of Listing

The list entry also makes clear that its description is intended principally to aid identification and is not intended to be a complete inventory of what is listed - and does not mean that any feature not noted is of no importance.

The Heritage Statement supplied as part of this application erroneously references Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990:

(5)In this Act “listed building” means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

(a)any object or structure fixed to the building;

(b)any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall [subject to subsection (5A)(a)] be treated as part of the building.

However, this act has been superseded in Wales by the Historic Environment (Wales) Act 2023, within which Section 76(5) states that:

(5)In this Act “listed building” means a building included in the list maintained under this section, and includes—

(a) any structure or artificial object that is fixed to the building and ancillary to it;

(b) any other structure or artificial object that—

(i) forms part of the land and has done so since before 1 July 1948, and

(ii) was within the curtilage of the building, and ancillary to it, on the date on which the building was first included in the list, or on 1 January 1969, whichever was later.

In this case, it is clear that the “*agricultural range*” (likely a multifunctional combination barn) to the north identified as Element 2 within the supplied Heritage Statement, the animal steading (likely cow byre with loft above) to the south identified as Element 3 within the supplied Heritage Statement, and even the C20 concrete-block shed identified as Element 4 within the supplied Heritage Statement, were all fixed to the building and ancillary to it at the time of listing (see below) and are still attached today. Therefore, they must all be considered to fall under the Grade II designation of the listed asset.

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Landscape Context of the Asset

As noted within the Heritage Statement which accompanies this application:

Samson Court Farm sits on the Caldicot Level, the eastern of the two Gwent Levels — a coastal plain of reclaimed alluvial wetland between the rivers Usk and Wye on the north shore of the Severn Estuary. The Gwent Levels collectively constitute the largest historic reclaimed landscape in Wales and are designated as a Registered Landscape of Outstanding Historic Interest under Cadw’s Register (HLW(Gt)2; Part 2.1 of the Register, 1998).

According to Heneb’s Historic Landscapes Register:

The Outstanding Historic Landscape of Gwent Levels comprises three discrete and extensive areas of alluvial wetlands and intertidal mudflats situated on the north side of the Severn Estuary represent the largest and most significant example in Wales of a ‘hand-crafted’ landscape. They are entirely the work of man, having been recurrently inundated and reclaimed from the sea from the Roman period onwards. The areas have distinctive patterns of settlement, enclosure and drainage systems belonging to successive periods of use.

The present derived landscape thus comprises the following features: major reens resulting from natural watercourses; major reens which are wholly artificial; inland abandoned sea banks whose origins are obscure; sea walls probably originating in the 16th century; gouts where reens meet and coffer gouts where they cross; pills where the major reens discharge either into tidal channels or into the estuary itself; the bridges across the reens and the roadways built upon embankments; and not least the distinctive and characteristic field patterns belonging to different phases of enclosure.

This history of human intervention is expanded upon by *Friends of the Gwent Levels*:

Roman military engineers were the first to reclaim the land from the sea for year-round use. They built a network of banks, ditches, drains and sluices to control water levels. After the Romans left in the 5th century, the drainage system failed, and the Levels returned to a wild wetland. Six hundred years later, the Normans made a more lasting attempt to tame the Levels. The monks of Goldcliff Priory and Tintern Abbey repaired and extended the Roman network of sea defences and ditches, forming the pattern of reed-fringed reens, small fields and winding lanes that can still be seen on many parts of the Levels today. Following the dissolution of the monasteries, King Henry VIII introduced laws to govern the management of coastal wetlands. He created Commissioners and Courts of Sewers to oversee the maintenance of seawalls and drainage ditches. This system operated for 400 years. Today, although the Levels are intensively farmed, they retain many ancient features, such as traditional field patterns, and unique wetland habitats. These are the legacy of those who hand-crafted this landscape over thousands of years.

In particular, the ‘Caldicot Level, Nash/Goldcliff Coastal Zone’ Character Area, as identified by Henneb, is a “Complex “irregular landscape” in higher coastal area, with small irregular fields, sinuous lanes and dispersed settlement.” Its key characteristics are:

“Diverse landscape: abundant intertidal and buried archaeological remains, drainage features (reens, banks, grips, surface drainage, bridges) small irregularly shaped fields, sinuous lanes with roadside waste, dispersed settlement, and large commons, monastic associations.

Area of relatively high coastal land, bounded by the Severn to the south; Uskmouth industrial development to the west; Newport urban/industrial areas, the Llanwern Steel Works and intermediate landscapes (area 2) to the north; Whitson (area 3) and Porton (area 4) to the east.

This was, and still is, a common type of complex and diverse landscape, typical of the higher coastal parts of the levels. It is characterised by small irregularly shaped fields, sinuous lanes with roadside waste, dispersed settlement and large commons. This wide range of well-articulated landscape elements gives it a high group value.

There are strong associations with the Priory on Goldcliff Point, of which Monks ditch is the most obvious aspect. Though still in use, this is of great historical significance. The areas of landscape north of Goldcliff Point, and around Chapel Lane, Clifton Common and Saltmarsh are particularly well preserved. Several areas have suffered damage from agricultural improvement, but in other areas, preservation is excellent.

The visually most positive feature of this landscape is its diversity. The northern and western areas are over-shadowed by Uskmouth, Newport and Llanwern, but towards the coast, the area is quiet and secluded. There is a great diversity of features and good preservation of earthworks demonstrating the complex drainage hierarchy.

Therefore, the buildings of Samson Court (which occupy the same site as its C17 predecessor), are set within a complex and multi-layered landscape palimpsest that derives principally from medieval intervention within the land and successive enclosures.

It should also be noted that the medieval and post-medieval enclosure of the Gwent Levels did far more than alter the physical landscape. By reclaiming land from the sea and creating a managed network of fields, drains and seawalls, enclosure enabled the

transition from marshland exploitation to an organised form of agriculture. Although the environmental conditions of the Levels favoured grazing livestock, enclosed holdings also supported crop cultivation where drainage permitted. The result was the emergence of a distinctive mixed-farming system, centred on cattle and sheep but supplemented by hay production and arable cultivation, a pattern that continued to characterise the Gwent Levels for centuries.

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Development of the Asset over Time

Cadw record the asset as having “*Probable origins as C17 house, rebuilt late C18/early C19, and modernised later C19*”.

Earliest map evidence for a building on the present site comes from the 1811 Ordnance Survey Old Series preparatory drawing for the Goldcliff and Whitson area, where it is just legible within its orchard enclosure. The historic field layout, the sinuous (and highly significant) *Monk’s Ditch* (which passes to the east of the site before turning west towards Goldcliff Pill), and the ancient trackway running southward from Clifton Court and Samson Court to the medieval shore landing point (Coflein NPRN 544109) are also clearly defined within the topography - and closely associated with the asset (see Figure 1).

It is clear from the Tithe Map of 1842 (Figure 2) that arrangement of the extant farmhouse range was fundamentally set by this date: with domestic outshot to rear (east), barn extending from the northern gable of the house and animal steading (likely cow byre – see below) extending to south. At this time, the property was occupied by John Waters and consisted of 111 acres of enclosed land, including: homestead and orchard, plantations, and fields utilised for both pasture and arable farming. Such uses are directly reflective of the post-enclosure mixed-farming practices of the Gwent Levels. To the north of the yard are further outbuildings, including what is likely the extant coach house adjacent to the highway.

The OS map of 1883 (surveyed 1880) shows the property in much better detail (Figures 3 & 4). Orchards to the north and the east are almost entirely moated by reens, with an L-Plan form of steading buildings still to the north. The barn attached to northern end of the farmhouse shows what might be a lean-to addition to its rear (similar to today), and the byre attached to the south of the farmhouse has both steps to its southern gable

end (allowing access to loft above) and an extension to the southern end of the western elevation (in the location of the modern breezeblock addition seen today).

This general arrangement persists into the latter half of the C20 (see Figures 5 -7 below). However, it seems clear from this map evidence that, between 1917 and 1969, the south-western extension to the front of the byre was reconfigured (likely rebuilt to the extant form), with a small infill structure between extension and byre loft steps also constructed. Also, by 1969, the small lean-to at the rear of the house had been built: still evident today, extending across the rear elevation of the byre structure. At the same time, evidence for proliferation of modern farm buildings to the north and east of the historic farmstead core starts to emerge.

At some stage in the C20, the northern L-Plan steading buildings to the north were partially taken down and rebuilt (to the form seen today).

Prior to listing, application 92/0502 was granted, for '*part demolition and two storey extension at rear to provide kitchen bedroom and bathroom*'.

In December 2007, a Listed Building Enforcement Notice (E07/0267) was issued by Newport City Council "*requiring the removal of the UPVC windows and reinstatement of the previous windows or replacement with appropriately designed wooden windows that have been agreed by the Council's Conservation Officer.*" The case was resolved (via restoration of the original windows) in January 2012.

Even more recently, evidence clearly suggests that both the historic masonry steps to access the southern gable of the byre loft and the infill lean-to structure adjacent have been demolished without the benefit of listed building consent (Figure 8).

It is also clear that, since 2012, the northern barn has seen serious neglect, resulting in partial collapse of its western elevation and accelerated loss of both the brick surround doorway at ground level and pitching opening to first floor (see Figures 9 – 12).



Figure 1: Newport 21 (OSD 176) 1811 Ordnance Survey Old Series preparatory drawing



Figure 2: Plan of the parish of Goldcliff in the County of Monmouth, 1842

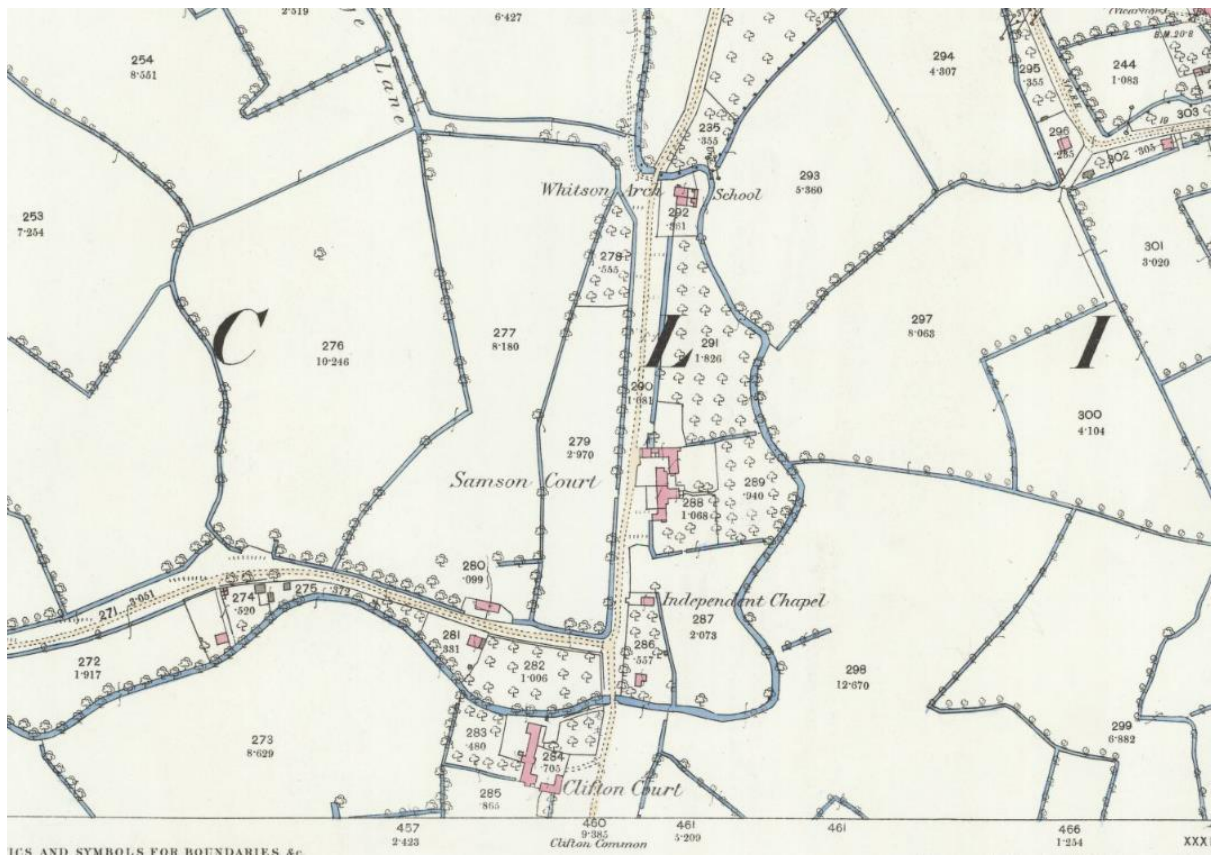
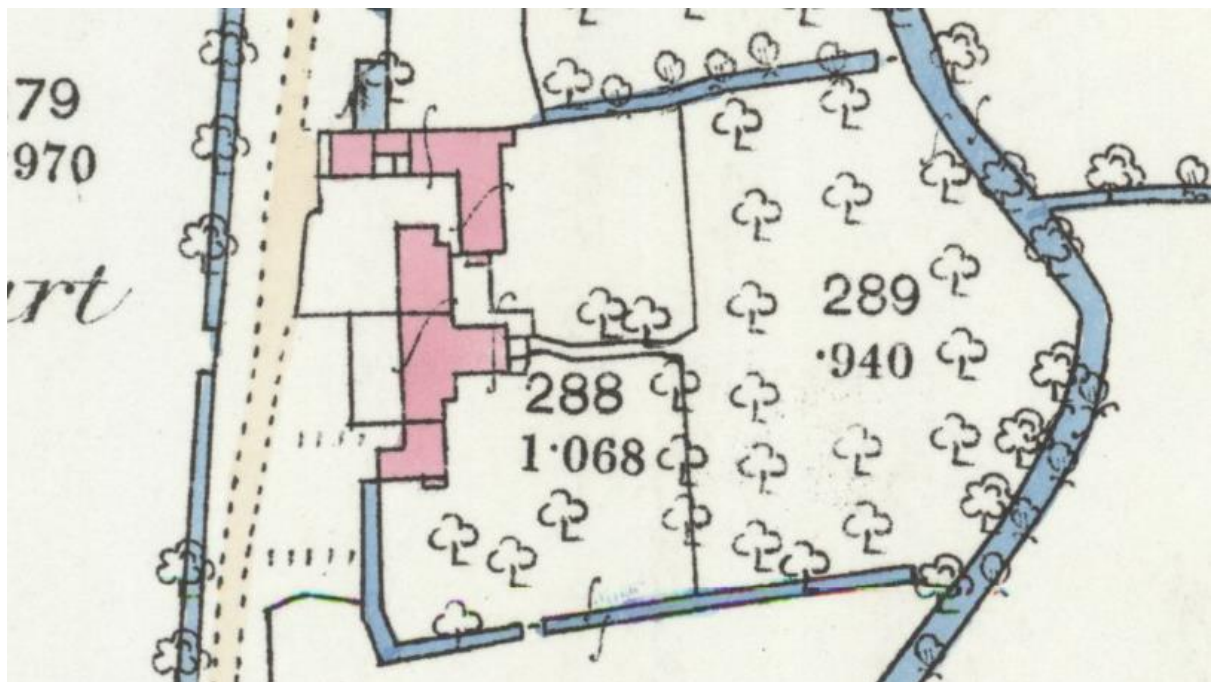


Figure 3: Monmouthshire XXXIV.11 Surveyed: 1880, Published: 1883



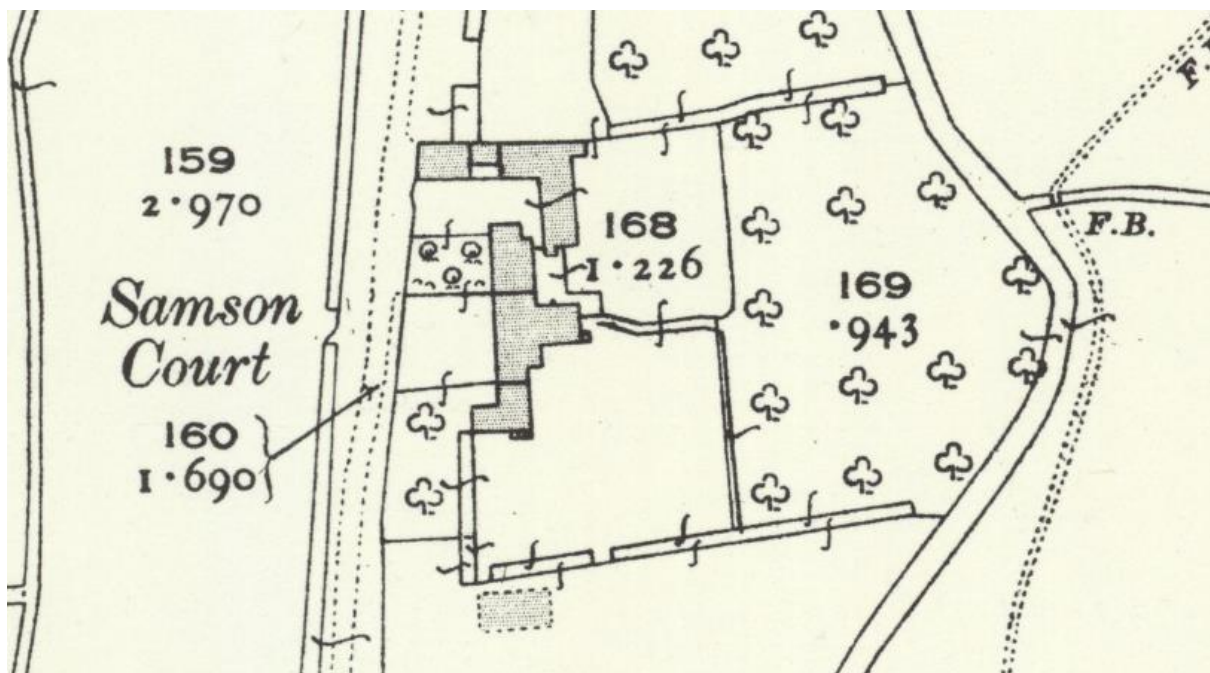


Figure 5: Monmouthshire XXXIV.11 1917 (Published 1920)



Figure 6: Monmouthshire Sheet XXXIV.SE Revised: 1949, Published: 1954

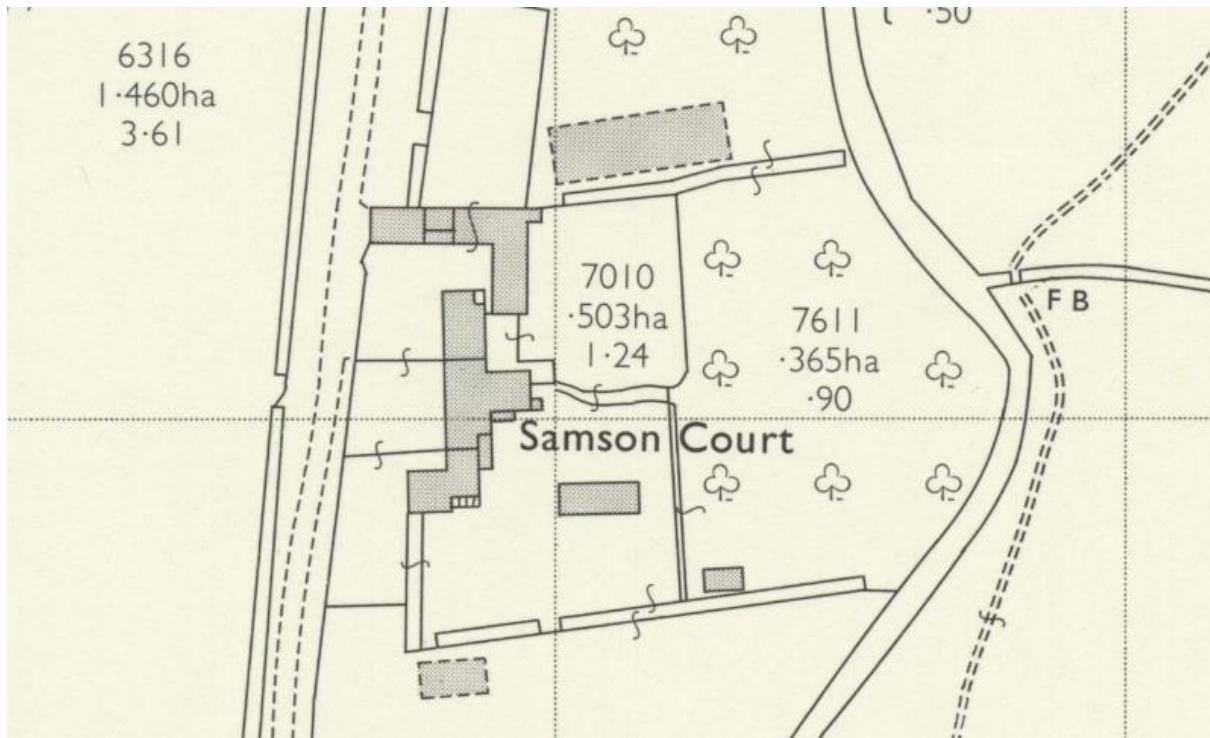


Figure 7: ST3683-ST3783 – AA 1969 (Published 1970)



Figure 8: Recent view from Bing Maps, showing masonry lost steps and lean-to infill still in situ. ©TomTom, ©OpenStreetMap, ©Vexcel Imaging



Figure 9: NCC Record Photo, 2003



Figure 10: NCC Record Photo, 2012



Figure 11: Goldcliff : Samson Court - Farm buildings and machinery at Samson Court, 1 June 2017. © Copyright Lewis Clarke and licensed for reuse under a [cc-by-sa/2.0 Creative Commons Licence](https://creativecommons.org/licenses/by-sa/2.0/).



Figure 12: Samson Court, western elevation, May 2025.

Observations

Extent of the Samson Court Listing

The supplied Heritage Statement identifies “*six discrete elements within the building group*”:

“Element 1 — The principal farmhouse. A substantial two-storey rendered farmhouse with a slate roof, three brick chimney stacks to the ridge, and an asymmetrical four-bay front to the west. The windows are hornless sashes with marginal glazing bars throughout. A characterful open timber Gothic porch with pointed-arch openings shelters the central panelled door. The principal (west) elevation is illustrated in the cover photograph and is unaltered by the proposals.

Element 2 — The long agricultural range to the south. A long single- to one-and-a-half-storey stone agricultural range with red pantile roof, attached to the south side of the farmhouse and visible in the cover photograph. Curtilage-listed pre-1948 fabric. Not affected by the proposals.

Element 3 — The stone outbuilding at the north end. A single-storey stone-built outbuilding attached to the north side of the farmhouse, with a dual-pitched roof — the front (west) slope covered in natural slate and the rear (east) slope in red pantile — rising up to abut the farmhouse rendered wall to the south. Both long elevations have an original low arched stock doorway with a brick voussoir arch and stone surround — a characteristically Gwent Levels detail. The internal roof structure retains historic collared rafter trusses. A loading opening with the remains of a timber lintel is visible in the north gable, suggesting an original byre or stable with hayloft. The structure is curtilage-listed and is the subject of the application.

Element 4 — The C20 concrete-block shed. A single-storey concrete-block addition built post 1947, abutting the stone outbuilding on its north (inboard) side. It has a low sheet roof and three small inserted windows in its west wall. The construction is unsympathetic in materials and detailing, and the structure obstructs views of the historic stone outbuilding behind it. As a post-1948 addition it does not benefit from curtilage listing.

Element 5 — The rear modern extension at right angles. The “long modern extension at right angles” identified in the Cadw description. A two-storey yellow-rendered range projecting eastwards from the rear of the farmhouse, of late twentieth-century date and uPVC fenestration. Not curtilage-listed. The roof of this structure is affected by the proposals, being brought under the extended asymmetric rear slope of the stone outbuilding’s new roof (see paragraph 7.6.2); the elevations are not altered.

Element 6 — The rear outshut. A small grey-rendered single-storey rear outshut to the principal farmhouse, currently housing the kitchen. Of low individual significance. The roof of this structure is affected by the proposals, being brought under the extended asymmetric rear slope of the stone outbuilding’s new roof (see paragraph 7.6.2); the walls and fenestration are not altered.”

Element 2, the “*long agricultural range to the south*” is, in fact, located against the northern end of the farmhouse. From its arrangement, it appears to be a traditional “combination barn” built to house a multiple of agricultural functions, likely storing grain and carts, or housing animals and their fodder. Rather than being “curtilage-listed”, this structure is fixed to and ancillary to the listed farmhouse and is therefore considered to form part of the Grade II Listed asset.

Element 3, “*The stone outbuilding at the north end*” is, in fact, located against the southern end of the farmhouse. From its arrangement, it appears to be an early cow byre with loft over (the external stone step access having recently been removed without the benefit of listed building consent). Rather than being “curtilage-listed”, this structure is fixed to and ancillary to the listed farmhouse and is therefore considered to form part of the Grade II Listed asset.

Element 4, “*The C20 concrete-block shed*”. Though likely dating from the second half of the C20, this structure is fixed to and ancillary to the listed farmhouse and is therefore considered to form part of the Grade II Listed asset.

Element 5, “*The rear modern extension at right angles.*” The extent of the works in 1992 to part-demolish this rear outshot for ‘*a two-storey extension at rear to provide kitchen bedroom and bathroom*’ are currently unclear. Irrespective of this, this portion of the

building is clearly also fixed to and ancillary to the listed farmhouse and is therefore considered to form part of the Grade II Listed asset.

Element 6, "The rear outshut." This small lean-to element was in place in 1969. This portion of the building is also clearly attached to and ancillary to the listed farmhouse and is therefore considered to form part of the Grade II Listed asset.

Significance

The **Evidential Value** of Samson Court is Considerable, if not yet fully quantifiable.

The farmhouse and attached steadings at Samson Court are linear plan; a form which often evolved from the medieval longhouse farmstead layout, via piecemeal rebuilding. In particular, the asymmetric front elevation of the farmhouse indicates potential for historical adaption of an earlier building on the site, made 'polite' during the late-eighteenth or early-nineteenth century. This potential reordering of the house - and the addition of barn and byre - are likely to be directly reflective of the decline of smaller peasant farms and the emergence of a wealthier class of tenant brought about by enclosure of the land and its associated agricultural improvements. Evidence for such 'mixed farming' is clearly demonstrated by the land uses presented within the 1842 tithe map and apportionment.

Livestock grazing was the dominant activity on the Gwent Levels, particularly cattle and sheep on the rich pasture and grazing marshes. The fertile grasslands of the Levels have supported stock farming for centuries. Arable crops were also grown where conditions allowed, especially on slightly higher and drier ground. Crops such as wheat were cultivated alongside livestock enterprises. It seems clear that, by the mid-nineteenth century, Samson Court combined both activities, allowing farmers to use pasture, hay meadows, and crop fields as part of a single integrated system as part of the improved post-enclosure agricultural practices.

Therefore, the southern animal steading (likely cow byre) with loft above was integral to the post-enclosure utilisation of the surrounding landscape. Early cow houses were often window-less, with holes in gable ends or side walls for the throwing out of muck. Internally, ceilings were typically low and there was very little light. The primary purpose of the loft was to store winter feed for cattle, particularly hay, straw, and sometimes root crops or bedding materials. It was not until the later-C19 that the importance of a well-

ventilated cow house became fully appreciated. Though somewhat impacted by later alteration, such features continue to be reflected within the existing structure.

The materiality of the building is also of considerable interest, front and rear elevations consisting of majority dressed and coursed stone, indicating a considerable investment of time and money into the structure. The heritage statement notes that the rough brick arches over the historic stock doors to both east and west elevations of the building are “*a recognisable Gwent Levels detail typical of mid- to later nineteenth-century agricultural building*”. The external masonry loft steps (recently removed without listed building consent) are a typical arrangement for such a building and make a strong contribute towards Evidential Value. They likely, at one stage, also included a shelter for geese or dogs, to protect against theft any grain or other fodder stored within the loft space. The primary roof timbers, loft floor structure and remains of loft timber partition are also of considerable interest. They appear to be formed in hand hewn and pit-sawn softwood: this material is likely Scots Pine (*Pinus sylvestris*), imported from the Baltic regions in the C19. As such, it is directly reflective of the demise of the vernacular timber framing tradition - and the expansion of international trade networks of the era. Secondary roof timbers appear to be later work.

Historical value

According to the supplied Heritage Statement:

Historical value is high. The asset is one of two paired Cadw type-specimens of the well preserved Gwent Levels farmhouse: it shares its listing wording verbatim with the neighbouring Whitson Farm, and the two were listed on the same day. The connection to the medieval priory landscape via the recorded Clifton Common track is documentary as well as physical, and is itself an unusual continuity into the surviving holding. The farmhouse and its agricultural ranges together record the continuing tradition of mixed Gwent Levels farming from at least the eighteenth century through to the present day.

I would generally agree with this conclusion, adding that the visible means of construction are also illustrative of the construction methods of the time, particularly the exposed and purely functional structural elements within the existing byre, and the external masonry loft steps (recently removed without listed building consent).

Aesthetic Value

According to the supplied Heritage Statement:

“Aesthetic value is medium to high. The principal farmhouse is a competently-detailed and well-preserved late-Georgian / early-Victorian rendered house of substantial proportions, asymmetrically arranged in a four-bay front. The open timber Gothic porch is a charming and locally characteristic feature. The composition of the building group as a whole — substantial farmhouse with the long agricultural range on one side and the smaller stone outbuilding on the other — is itself part of the aesthetic value, and is a familiar image of Gwent Levels farming. The aesthetic primacy of the principal west front is, however, currently compromised by the C20 block shed addition (Element 4), which obstructs views of the historic stone outbuilding behind it and introduces an unsympathetic material and silhouette to the principal frontage.”

I would generally agree with this conclusion, adding that the materiality of the existing structure adds particular aesthetic appeal: the majority dressed and coursed stone masonry to the principal elevations of the structural envelope is of particular aesthetic interest, as is the functional, hand-finished character of what appears to be surviving primary structural timberwork. The pantile rear roof slope is also of interest – an unusual material for the area, it matches roof finishes to the northern ‘combination barn’, providing clear distinction between domestic and non-domestic functions.

Upon the basis of the above, I would agree with the attribution of high significance to the principal farmhouse and the attribution of none/negative significance to the C20 concrete-block shed attached to the front of the byre. Contrary to the supplied heritage statement however, it is my view that both barn and byre form part of the listed asset and have medium-high significance.

Setting

According to the supplied Heritage Statement:

“The setting holds further evidential value as part of the documented medieval reclaimed landscape — the connection to Goldcliff Priory via the recorded Clifton Common track (NPRN 544109) and the proximity to the documented Whitson cope-land — both of which give the building group meaningful relationships beyond its physical fabric.”

I would generally agree with this conclusion, adding that the asset's historic orchard curtilage is still readily legible within the landscape to the rear (east), delineated by a historic reen to the south and by the highly significant landscape feature of Monk's Ditch to the east. As identified within Cadw's *Setting of Historic Assets in Wales* (2025):

“Setting does not depend on public rights of way or current ability to access the asset or viewpoints, though these can contribute to the significance of a historic asset and its setting. Likewise, the number of visitors to a site or viewpoint does not affect the importance of the setting.”

Therefore, views from the historic enclosure identified above play a significant role in the setting of the asset, from where the rear of the building range may be appreciated within its historic curtilage. However, principal public views of the asset are appreciable from the highway to the west of the asset. Here, the range of buildings – including the ordered principal front of the farmhouse - may be best appreciated, with the assets stone (and brick) curtilage boundary to the fore and the adjacent (curtilage-listed) coach house and stable also contributing towards the character of the place. Whilst it is acknowledged that the C20 concrete block addition to the front of the southern byre, the reconstructed agricultural range adjacent to the stable and the proliferation of modern agricultural buildings located to the north-east of the asset are detracting features, overall the setting of Samson Court makes a very positive contribution towards its significance.

Proposals and Impact

It is proposed to demolish the C20 concrete-block shed (Element 4) in its entirety. I would agree that its removal would restore the visual primacy of the historic stone outbuilding behind. This would make a positive contribution towards the significance of the asset.

However, the application also proposes substantial demolition of the early-C19 cow byre to the south of the listed range, including much of its southern and eastern walls (and the external stone steps recently removed without listed building consent), all of first-floor loft structure timbers and floorboarding, remains of attic boarded partition, and all of the surviving primary structural elements of the roof.

Though this portion of the asset is in a state of some disrepair, the decayed timberwork and failing masonry has clearly resulted from a lack of building maintenance on the part of the owner. Such works of repair should not be considered as mitigation against harm elsewhere. In addition, though the poor condition of the asset has been noted by a Chartered Building Surveyor, no structural surveys have been provided to demonstrate that this significant extent of demolition is justified (and that the existing structure cannot simply be repaired and stabilised). A CARE-accredited Engineer would be best placed to provide such advice.

By virtue of its permanent loss, this element of the proposal is considered to have a very negative impact upon fabric of medium-high value - and therefore a harmful impact upon the significance of the Grade II Listed asset. The proposed recording prior to demolition is not considered to provide sufficient mitigation for such loss.

This revised application still proposes substantial adaption and re-ordering of the remaining structure, incorporating a new asymmetric roof structure, with a large extent of modern glazing to both the southern gable end, and the completely rebuilt eastern elevation of the byre (with rooflights above). This extensive alteration would fundamentally alter the form, character, and appearance of the existing building, resulting in harm to an element of the asset considered to be of medium-high significance.

Internally, no information has been provided regarding proposed finishes to the floors, walls, or new roof build-up for the proposed 'residential ancillary accommodation' and its precise use remains unclear. Whilst beneficial use of the structure would clearly provide some benefit, it doesn't necessarily need to be domestic in nature and could equally be utilised for storage, workshop space etc.

It is acknowledged that demolition of the C20 breezeblock structure to the fore would bring some heritage benefit, though it is also proposed to permanently stop up the principal western entrance doorway, resulting in some harm to the asset. "*Removal of the inserted C20 window opening on the north (inboard) face and reinstatement with matching stone*" is also proposed. Whilst this would bring some further benefit, it is explicitly acknowledged within the supplied Heritage Statement that this was "*opened by the present owner's father several decades ago to provide light from the outbuilding into the C20 shed.*" This likely represents work carried out without the benefit of listed

building consent and is a matter for enforcement - and cannot be counted as mitigation for harmful works elsewhere. Removal of the masonry loft steps to the southern elevation of the byre is also a matter for enforcement. No mitigatory works to restore the perilous partial-collapsed western elevation of the northern Barn have been offered – and therefore available enforcement routes to ensure restoration of the must also be investigated.

It is also entirely clear that the historic attic floorboards have recently been removed in their entirety (between survey for the Heritage Statement published in March 2026 and site visit in July 2026 - see Figures 13 & 14, below). This is also a matter which must be referred to our enforcement team.



Figure 13: Interior of the asset showing historic floorboarding in situ, March 2026



Figure 14: Interior of the asset showing historic floorboarding removed, July 2026

Conclusion

It is considered that, on balance, the proposed works would result in harm to the special architectural and historic interest of the grade II Listed asset, contrary to the aims of Section 96 of the Historic Environment Wales Act 2023, national planning policy detailed in Planning Policy Wales and TAN 24, and Policy SP9 of The Newport Local Development Plan 2011-2026 (adopted in January 2015).

This application should be refused.

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