

Delegated Decision Report

Application No:	25/0892	Statutory Period Expires:	12th December 2025
------------------------	----------------	----------------------------------	---------------------------

Site:	Whitson Lodge Whitson Road Whitson Newport NP18 2AY		
Proposal:	LISTED BUILDING CONSENT FOR EXTERNAL RENDER REMOVAL AND LIMEWASH APPLICATION		
Applicant:	M Gilbert		
Type:	Listed Building	Ward:	Llanwern
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 This application has been submitted to the Council as a standalone application for Listed Building Consent. Due to the nature of the proposal, no associated application for Full Planning Permission is required.
- 1.2 Alongside internal works, approved application 23/0301 proposed positive interventions, including restoration of first floor windows (with the introduction of appropriate single-glazed iron lattice casements), conservation of chimneystacks, restoration of decorative bargeboards and installation of cast metal rainwater goods in place of inappropriate uPVC sections. This application now proposes further external works.

2. SITE LOCATION AND CONTEXT

- 2.1 Whitson Lodge is located upon Whitson Road, some 1.8km south of the A4810. The building is 250 metres south-west of Whiston Court. The nearest neighbour is Little Orchard, 13.5 metres to the north.

Whitson Lodge is a Grade II Listed Building located within the Gwent Levels, an area recognised as an Archaeologically Sensitive Area and Landscape of Outstanding Historic Interest. The building is historically associated with the Grade II* listed Whitson Court, an early 19th century country house built for William Philips. Today, it is under separate ownership and benefits from its own, separate listing protection.

Whitson Lodge is a three bay, two-storey building with projecting double-storey central bay gable, flanked by a veranda to the west elevation. The building is constructed from soft mudstone with a modern 'pebbledash' render finish, which features a projecting band course below the second storey windows. Ground floor level of the projecting front bay remains unrendered, with rusticated ashlar stonework construction still visible. The roof is finished in natural slate tile, with a roll-top lead ridge. Two, paired gable-end red-brick chimneys are constructed in a diamond form, and angled from one another with stepped over-sail detail. To the rear, the east elevation has a single-storey 20th century addition.

These built features are reflected within Cadw's rather brief listing description for the asset, which states:

"Exterior:

Early-to-mid C19 lodge. Two-storey, 3 window front, rendered with band course below first floor windows, slate roof, paired end brick chimneys set diagonally. Central advanced bay has deep eaves, narrow first floor window, and ground floor doorway with Tudor arch. On first floor, splayed bay windows, on ground floor, small mullioned windows under verandah on wooden posts. Outshut rear with further diagonal chimney to N."

Their reason for designation is: *"Listed as picturesque lodge".*

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Listed building consent is sought for removal of existing modern cementitious render to all elevations of the building, repointing of the stonework in a lime-based mortar and the application of a traditional limewash finish.

4. RELEVANT SITE HISTORY

Application Number	Proposal	Decision	Decision Date
23/0122	LISTED BUILDING CONSENT FOR PROPOSED ROOF COVERING RENOVATION	Granted with Conditions	20/07/2023
23/0301	PROPOSED EXTERNAL ALTERATIONS AND CREATION OF ENSUITE BATHROOM	Granted with Conditions	01/09/2023
24/0495	APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0122 LISTED BUILDING CONSENT FOR PROPOSED ROOF COVERING RENOVATION. AMENDMENTS INCLUDE CHANGES TO ROOF MATERIAL	Granted with Conditions	08/08/2024

5. LEGISLATIVE AND POLICY FRAMEWORK

5.1 HISTORIC ENVIRONMENT (WALES) ACT 2023

Section 96(2) of the Historic Environment (Wales) Act 2023 sets out that in considering whether to grant listed building consent, a planning authority 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.

- 5.2 The Development Plan comprises FUTURE WALES – THE NATIONAL PLAN 2040 and the NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026), although by virtue of Section 70(2) of the Town and Country Planning Act 1990, there is no statutory requirement to have regard to the Development Plan in determining applications for Listed Building Consent.

5.3 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.4 PLANNING POLICY WALES (EDITION 12) 2024

Planning Policy Wales (Edition 12) was revised and restructured in February 2024. Its primary objective 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 of relevance to the assessment of this application, particularly:

The Welsh Government's specific objectives for the historic environment seek to:

- *Protect the Outstanding Universal Value of World Heritage Sites;*
- *Conserve archaeological remain, both for their own sake and for their role in education, leisure and the economy;*
- *safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;*
- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*
- *preserve the special interest of sites on the register of historic parks and gardens;*
- *protect areas on the register of historic landscapes in Wales. (para 6.1.6)*

There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses (para. 6.1.10)

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 (para 6.1.11)

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

- 5.5 PPW12 is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (May 2017).

Paragraph 5.13 of TAN 24 advises that when determining a listed building consent application, the local 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.*

It further advises that:

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. (para 5.13)

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 local 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 and significance 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 in order to realise the benefits that well-designed interventions can bring. (para 5.14)

5.6 Other relevant evidence or policy guidance includes:

- CADW, Conservation Principles (2011) and
- CADW, Managing Change to Listed Buildings in Wales (2017).

5.7 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

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, whereby:

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

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER:

6.1.1 This application has been fully considered by the Principal Heritage Officer, as author of this report.

6.2 AMENITY SOCIETIES:

6.2.1 The Georgian Group provided the following response:

Thank you for providing The Georgian Group the opportunity to comment on the above application.

The proposal is welcomed as the works are sympathetic to the building. It should be noted that it is appropriate to consider the internal wall finishes as if these are modern gypsum then it may be suitable to have a progressive work schedule to replace this over the next few years to allow the building to completely breathe in the correct manner. The colour scheme appears to be similar to the existing and as such acceptable on this building, although it would likely have been white originally if paint was used as a shelter coat.

6.3 ROYAL COMMISSION FOR ANCIENT MONUMENTS WALES:

6.3.1 No response.

7. PUBLIC REPRESENTATIONS

7.1 A site notice was displayed, and a Press Notice was published. No responses were received.

8. ASSESSMENT

- 8.1 Section 96(2) of the Historic Environment (Wales) Act 2023 requires the Local Planning Authority in considering applications for Listed Building Consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Of principal concern to this application are the evidential and aesthetic values of the asset. As identified within the accompanying HIS, the design for Whitson Lodge was inspired by the aesthetic ideals of the picturesque movement, and the building is easily identifiable as a Georgian structure, with fine symmetry and proportion evident. Historic fabric remains within the principal masonry envelope, the lattice iron casements still in situ, the diamond-set chimney stacks, decorative finials and bargeboards (now restored), and the ground floor front veranda. However, these values have been undermined by unsympathetic 20th century alteration, perhaps most notably the application of a cementitious 'pebbledash' render.

It is proposed to remove the existing render to all elevations of the building, repoint the stonework in a lime-based mortar and apply a traditional limewash finish.

Suitably detailed specification and method statements have been provided as part of the *Heritage Setting Assessment* document, which propose to:

- *Remove cement render using hand-tools only.*
- *Remove any existing cement pointing and repoint with a lime-based mixture consisting of 2-parts sand Ty Mawr Cheshire Aggregate (Light Brown in Colour), 1 part NHL 2 Lime (St Astier), 1-part 5mm of anthracite rice coal.*
- *Dub out deep hollows with the NHL 2 mix above.*
- *Apply multiple thin coats of traditional limewash.*

Whilst it remains unclear what, if any, rendered finish was originally applied to the building, it is considered that the proposed approach will result in enhancement of the asset's aesthetic value (as supported by The Georgian Group), and is certain to be beneficial towards long-term performance of the built fabric, by allowing the building to 'breathe' via the use of vapour-open materials.

Due to the level of information provided, no action conditions are required.

Whilst it is agreed that removal of any internal gypsum finishes would also be highly beneficial to the built fabric (as recommended by The Georgian Group), such work falls outside the scope of this application and would likely require separate listed building consent.

9. CONCLUSION

- 9.1 Section 96(2) of the Historic Environment (Wales) Act 2023 sets out that in considering whether to grant listed building consent, a planning authority 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.

Having regard to the Local Planning Authority's statutory duties, it is considered that the special interest of the building will be enhanced. Accordingly, it is recommended that Listed Building Consent be granted, subject to conditions.

This conclusion is the view of named Building Conservation Officer with the appropriate Cadw LBC delegation: *G. Arnall*.

10. DECISION

GRANTED WITH CONDITIONS

CONDITIONS:

1. The development shall be implemented in accordance with the following plans and documents:

- Site Location Plan: *Whitson Lodge, Whitson, Newport, NP18 2AY*, received by the Local Planning Authority on 17/10/2025.
- Drawing PP10: *Existing & Proposed Elevations*, dated October 2025.
- *Heritage Setting Assessment. Project Description: LBC remove cement render and limewash. Location: Whitson Lodge, Whitson, Newport, NP18 2AY. Revision A. Dated October 2025.*

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents upon which this decision was based.

2. No angle or corner beads shall be used within the proposed external render finish. The final render coat shall not be belled outward over the heads of wall openings, or to finish at external ground level.

Reason: To safeguard the character and appearance of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023 and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

INFORMATIVES:

- 1) During the works, if any hidden historic features of significance are revealed, they should be retained in-situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.
- 2) Section 96 of the Historic Environment (Wales) Act 2023 was relevant to the determination of this application. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) Policy SP9 was relevant to the determination of this application.
- 3) Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.