

Delegated Decision Report

Application No:	26/0332	Statutory Period Expires:	24th June 2026
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Site:	33 High Street Caerleon Newport NP18 1AE		
Proposal:	REPLACEMENT OF BOILER, FLUE AND RADIATORS		
Applicant:	C. Stedman		
Type:	Listed Building	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The property is located within the Caerleon Conservation Area and is a Grade II Listed Building. The property is an end of terrace dwelling located between The Priory restaurant (northwest) and the residential property of 32 High Street (southeast) and is directly opposite Ye Olde Bull public house and car park to the northwest, which is located within the defined district centre.

3. DESCRIPTION OF DEVELOPMENT

3.1 In order to improve energy efficiency at the property, a replacement boiler is proposed. The supplied Heritage Impact Assessment states the following works. The existing gas pipe to the building cannot be reused as it is lead, therefore new pipes are required to run along the existing route. Internally, the existing heating pipes are to be reused. Some new radiators are required, which would match the design of the existing. A new horizontal flue to the rear of the building is proposed to replace the existing. The flue will be black and will not require a plume kit. It is proposed to reuse the existing flue location.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
18/0659	MIXED USE OF PROPERTY FOR A1 (RETAIL) AND C3 (RESIDENTIAL DWELLING)	GRANTED WITH CONDITIONS	11/10/2018

5. PLANNING POLICY

5.1 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

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

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 remains, 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)

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP9 – Conservation of the Natural, Historic and Built Environment

5.4 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.

5.5 TAN 24: THE HISTORIC ENVIRONMENT (March 2026)

Paragraph 5.14 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:

Para 5.14 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. 5.15 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.

6. CONSULTATION RESPONSES

- 6.1 Principal Heritage Officer: 33 High Street Caerleon is a Grade II Listed asset prominently located upon the western edge of the Market Place, within the heart of Caerleon Conservation Area. This road intersection (High Street and Cross Street) is historically known as "The Square". The building occupies a highly sensitive and historically layered location within the core of both present day Caerleon and historic footprint of the Roman legionary fortress of Isca. This positioning places it at the heart of Caerleon's Roman origins, its medieval market town development, and its later Georgian prosperity, all making for a site of long-standing historic, communal, and evidential value.

According to the Cadw list entry:

History

This house dates from very close to 1800 and externally has been unaltered since apart from reroofing. It was the birthplace of Arthur Machen (Arthur Jones) (1865-1947) an author who did much to popularise the Arthurian legends and their connection with the Caerleon area.

Exterior

The house is smooth rendered, presumably over local rubble stone and has a Welsh slate roof, red ridge tiles and red brick stacks. It has a two storey, central entrance plan, with a small rear wing. Six-panel door with fanlight and broken pediment on brackets, reeded pilasters. Three windows, all plain sashes with 6 over 6 panes. Moulded timber eaves cornice. Low pitch roof with gable ends, stacks at each gable and to rear wing, that to the left gable is shared with No 32. Rear elevation not seen.

Interior

Not inspected at time of resurvey. The ground floor windows have panelled shutters.

Reason for Designation

Included as a late C18 or early C19 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.

According to the supplied HIS:

As proposed, the existing modern gas boiler will be removed from the building, to be replaced with a new, modern unit. As the existing gas supply pipe cannot to be reused, new

pipework is required, to run along the existing route. Existing heating pipes to radiators are also to be reused, meaning that no new penetrations or routes are required. Where new radiators are required, they will match the design and location of the existing. The only externally visible alteration is for a new horizontal flue to replace the existing at the rear of the asset, to meet current guidelines. The flue will be black (as per the existing) and will not require a plume kit. It is proposed to reuse the existing flue location and its route through the masonry envelope of the building.

It is clear from supplied information that the existing boiler installation is modern and is consequently of no special architectural or historic interest. Upon this basis, it is considered that the 'like-for-like' replacement of modern boiler, associated flue, and radiators, to a matching design, will have no impact upon the special interest of the listed asset.

Conclusion:

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 special interest of the Grade II listed building will be preserved. Accordingly, it is recommended that Listed Building Consent be granted, subject to conditions.

- 6.2 Royal Commission on the Ancient and Historical Monuments of Wales: Due to current staffing capacity, we are unable to monitor and respond to listed building consent applications. We apologise for this and hope that the situation can be resolved in the near future.
- 6.3 The Georgian Group: Having assessed the information provided it is considered that it is appropriate at this stage to make no comment. The group would like to defer to the LPA's conservation officer regarding this application.

7. PUBLIC REPRESENTATIONS

A Site Notice was put up on 15/05/2026 and a Press Notice dated 16/05/2026. No comments 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.
- 8.2 The supplied Heritage Impact Statement (HIS) states that the existing gas pipe to the building cannot be reused as it is lead, therefore new pipes are required to run along the existing route. Internally, the existing heating pipes are to be reused. Some new radiators are required, which would match the design of the existing. A new horizontal flue to the rear of the building is proposed to replace the existing. The flue will be black and will not require a plume kit. It is proposed to reuse the existing flue location.
- 8.3 The Council's Principal Heritage Officer advises that it is clear from supplied information that the existing boiler installation is modern and is consequently of no special architectural or historic interest. Upon this basis, it is considered that the 'like-for-like' replacement of modern boiler, associated flue, and radiators, to a matching design, will have no impact upon the special interest of the listed asset.
- 8.4 Overall, it is considered that special interest of the Grade II listed building will be preserved.

9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 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 would be preserved. Therefore, it is recommended that Listed Building Consent is granted subject to conditions.

This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: Guy Arnall.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Existing and Proposed Elevations Drawing No.AL.02.01 and Heritage Impact Assessment.

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

02 All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023. Policies SP1, SP9, GP6 & CE7.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan, Existing and Proposed Elevations Drawing No.AL.02.01 and Heritage Impact Assessment.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, GP6 & CE7 were relevant to the determination of this application. Section 96 of the Historic Environment (Wales) Act 2023 was also relevant to the determination of this application.

03 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.

04 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.