

Delegated Decision Report

Application No:	25/0290	Statutory Expires:	Period	9th June 2025
Site:	Newport Cathedral St Woolos King And Confessor Stow Hill Newport South Wales			
Proposal:	REPAIRS TO WALL AND INSTALL RAILING TO PREVENT PEDESTRIANS AND VEHICLES ACCIDENTALLY FALLING INTO GUTTER			
Applicant:	P Cole			
Type:	Full	Ward:	Stow Hill	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

- 1.1 Faculty Jurisdiction replaces the requirement for the submission of a separate Listed Building Consent application for the proposed works.

2. SITE LOCATION AND CONTEXT

- 2.1 Newport Cathedral is a Grade I listed building. The Cathedral is positioned at the highest point in the city and is elevated above Stow Hill and Clifton Road. There are residential properties and office/retail buildings on both roads; set lower than the Cathedral grounds.
- 2.2 To the west of the Cathedral grounds is the early twentieth century lychgate entrance which is listed separately as Grade II. This entrance consists of stone walls with buff stone dressings, wooden gates and a timber-framed structure supporting a gable tiled roof.
- 2.3 There are multiple changes in level across the Cathedral site. There are steps, retaining walls and sunken drainage channels along the northern building perimeter. There are also uneven areas of ground, including grass banks, headstones, floodlights and tombs.
- 2.4 The application site is located within the defined limits of development. It is within the St Woolos Conservation Area and the Town Centre Archaeologically Sensitive Area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks full planning permission for the installation of railings adjacent to part of the sunken drainage channel located at the base of the external walls of the northern side of the Cathedral.
- 3.2 The proposal involves the lifting of the ledger slabs which are located on top of a red sandstone wall along the edge of the parking area. The retaining wall will then be partly dismantled to approximately half of its height so that a concrete slab with upstand to form a vehicular curb barrier can be cast on top. Limestone coping stones will then be positioned on top of the concrete upstand, fixed with hydraulic lime mortar. The ledger slabs, many of which are broken up, will be pieced back together on a bed of hydraulic lime mortar and re-laid on top of the new concrete slab. The submitted Design and Access Statement indicates that a thorough survey of the existing ledgers, including their dimensions, inscriptions and condition has been undertaken and they will be reinstated in their existing positions. New black painted galvanized steel railings will then be fixed on top of the concrete upstand and will measure 900mm in height from ground level.
- 3.3 It is not proposed to install railings around the edge of the grass to the north of the Galilee Chapel as these drainage channels are not on the route to an entrance door. In addition, the Galilee Chapel is the oldest part of the Cathedral and the need to install railings in front of it does not outweigh their visual impact to this part of the building. The gully protection will therefore wrap around the NW corner of the Galilee Chapel, terminating at the buttress on the west elevation of the North Aisle.
- 3.4 The new railings are required for health and safety purposes, and would provide a physical barrier between pedestrians and cars and the drainage channels where there is currently no edging or visual difference.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
24/0659	INSTALLATION OF LIGHTING	GRANTED WITH CONDITIONS	12.12.2024
15/0651	UNDERTAKE VARIOUS WORKS TO TREES T1 TO T39, INCLUDING FELLING OF T6 WITHIN CONSERVATION AREA	NO OBJECTIONS	12.07.2015
12/0569	RAISING OF CROWNS OF TREES PROTECTED BY ST WOOLLOS CONSERVATION AREA	NO OBJECTIONS	19.07.2012
97/0729	REDUCE HEIGHT OF TURKEY OAK (QUERCUS CERRIS) FOLLOWING STORM DAMAGE	NO OBJECTIONS	12.09.1997

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.

5.3 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy CE6 (Archaeology)

Policy CE7 (Conservation Area)

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER:

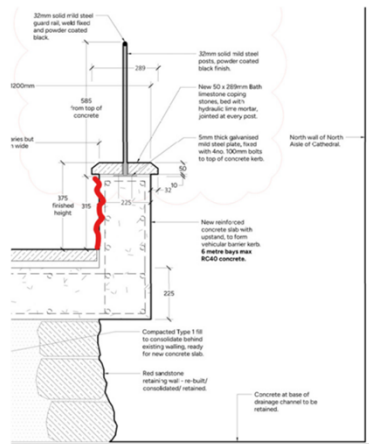
Thank you for consulting me on this application. In principle, I am happy with the proposals for repairs and a new railing. The repairs methodology and justification for the works are acceptable. The design and black powder coated finish of the proposed railing is simple and would not detract from the character of the Grade I Cathedral and wider conservation area.

6.2 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST:

No response received.

6.3 LANDSCAPE OFFICER:

The section below appears to show new concrete facing onto the ledger stones, I defer to the conservation officer and Cadw as this is a grade I listed building but query whether this should be stone clad?



6.4 CADW HISTORIC BUILDINGS AND LANDSCAPES (Cadw):

Thanks for your email. I have discussed the planning consultation with my colleagues and we have No Comments to make.

You are correct: as it currently being used as a place of worship, the cathedral is exempt from the Listed Building Consent regime – instead the works are controlled by a Faculty from the Diocese of Monmouth. The diocesan advisory committee are consulting Cadw on the proposals, ref 2025-011869, and I'm flagging up the stone v concrete query with our inspector by way of this email.

6.5 ECOLOGY OFFICER: No response received.

6.6 TREE OFFICER: No objections.

6.7 ENVIRONMENTAL HEALTH OFFICER: No response received.

6.8 DRAINAGE: Having reviewed this, it is unlikely that SAB application will be required due to the size possibly not exceeding 100m².

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent to 91 surrounding properties, and a site notice was displayed. No responses were received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The application site is located within the defined limits of development. The proposal relates to the installation of railings. The principle of the development is acceptable.

8.2 Visual Amenity/Character and Appearance:

8.2.1 The proposed scheme is of a minor nature, designed to be sympathetic to the Cathedral building whilst also improving public safety at the site.

8.2.2 The Landscape Officer has queried the use of concrete facing into the ledger stones rather than stone cladding and has deferred to the Council's Conservation Officer and Cadw. No objections have been received from either of these parties. The upstand referred to is proposed to be 375mm in height and would be finished with limestone copings, to be in keeping with the Doulling and Bath limestone dressings of the original building.

- 8.2.3 Overall, due to the minor nature of the works and low height of the proposal, including that of the concrete upstand, it is considered that the works would not appear as out of place within their context and are therefore considered to be in accordance with Policy GP6 of the NLDP (2011 – 2026).
- 8.3 **Heritage:**
- 8.3.1 The Cathedral itself is Grade I listed and the early twentieth century lychgate entrance to the west of the Cathedral grounds is listed separately as Grade II. The application site is located within the St Woolos Conservation Area. Planning policy requires that new development must preserve or enhance historic assets.
- 8.3.2 The application is accompanied by a Heritage Impact Assessment which concludes that the proposals have been carefully considered to be practical and compliant with modern regulations, whilst also in keeping with the historic details of the Cathedral building.
- 8.3.3 Consultation has been undertaken with Cadw as well as with the Council's Principal Heritage Officer. As noted above, no objections have been received from either of these parties. Whilst the historic ledger stones are proposed to be lifted, they will be repaired and re-laid in their original positions. In addition, the red sandstone that will be removed from the existing retaining walls will be retained and reused for repairs within the site. The railings themselves would be of simple design and appropriately finished.
- 8.3.4 It is noted that the proposed works would be limited to the northern side of the Cathedral only and would not be fixed to the external walls of the building itself, therefore minimising impacts on historic fabric. Furthermore, it is not proposed to install railings around the edge of the grass to the north of the Galilee Chapel, which is the oldest part of the Cathedral.
- 8.3.5 Overall, it is considered that the proposal would preserve the listed buildings and their setting and any features of special architectural or historic interest the buildings possess. In addition, it is considered that the scheme is considered to preserve the character and appearance of the Conservation Area. The development is therefore considered to comply with Policy CE7 of the Newport Local Development Plan and Section 160 of the Historic Environment (Wales) Act 2023.
- 8.4 **Archaeology:**
- 8.4.1 The site is on land identified as archaeologically sensitive. Policy CE6 indicates that development proposals will normally be required to undertake an Archaeological Impact Assessment.
- 8.4.2 The application is not accompanied by a Written Scheme of Investigation. Consultation has been undertaken with Heneb, however no response has been received. It is noted that whilst the ledger stones would have originally been headstones within the Churchyard, they were moved at the turn of the 20th Century during major re-landscaping of the grounds and do not currently mark burial sites. Given the minor nature of the development, it is considered acceptable in this instance that a Written Scheme of Investigation has not been submitted.
- 8.5 **Residential Amenity:**
- 8.5.1 There are residential dwellings located nearby, however the new railings would be low in height and well contained within the Cathedral grounds.
- 8.5.2 It is considered that the proposal would have no adverse impacts upon the amenities of surrounding occupiers, in accordance with Policy GP2 of the NLDP (2011 – 2026).
- 8.6 **Biodiversity:**
- 8.6.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. It is noted that the application has not been accompanied by a Green Infrastructure Statement and the plans do not provide any

biodiversity net gain. In this instance, given the nature and very minor scale of the proposed development, this is not considered to warrant the refusal of the application.

8.7 **Trees:**

- 8.7.1 There are a number of trees contained within the boundaries of the application site which contribute positively to its character and appearance, as well as to that of the wider Conservation Area and to the setting of the listed buildings. The Council therefore needs to be satisfied that the proposed works would preserve tree health. The railings would be sited directly adjacent to the external wall of the northern elevation of the building and would not be sited in a close proximity to any existing trees on site, or within their root protection areas. The Tree Officer has raised no objections to the proposal.

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 The proposal would be in keeping with the character and appearance of the Cathedral, the Conservation Area and the and surrounding locality. In addition, the proposal would have an

acceptable impact upon local amenity and biodiversity. It is considered that the proposal complies with the aforementioned policies and is considered acceptable.

11. DECISION

GRANTED WITH CONDITIONS:

(01) The development shall be implemented in accordance with the following plans and documents: Site Location Plan, Block Plan, Part Plan as Proposed 2401-05-414 Rev A, Detail Section AA as Proposed 2401-05-413 Rev A, Visualisation with Railing, all received by the Local Planning Authority on 15th April 2024.

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) The railings shall be powder coated black upon installation and maintained as such in perpetuity.

Reason: To preserve the listed building and its setting, in accordance with Policy CE7 of the Newport Local Development Plan and Section 160 of the Historic Environment (Wales) Act 2023.

NOTES TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6, CE6 and CE7 were relevant to the determination of this application.

02 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.