

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 27 October 2025 12:39
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0780 (Glyn Dwr 6 Station Road Caerleon Newport NP18 1NH) (FULL)

Hi Ben

Re: REPLACEMENT OF WHITE UPVC DOOR WITH A NEW COMPOSITE DOOR (RETROSPECTIVE)

1. Legislation, Policy, and Guidance

The Historic Environment (Wales) Act 2023 (HEWA 2023) came into force 4th November 2024 and repeals the previous legislative framework for the protection of the Historic Environment in Wales, including the Planning (Listed Buildings and Conservation Areas) Act 1990.

In respect of Conservation Areas, Section 160 of the HEWA 2023 imposes the general duty (derived from Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990)) that *"In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area"*.

Planning Policy Wales (Edition 12, 2024) states that:

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

- preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;"*

"6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings..."

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area."

Newport City Council's Local Development Plan 2011-2026 was formally adopted as policy in January 2015, setting out objectives, as well as strategic and topic-specific policies to guide the development of the City. Policy SP9 concerns the conservation of the natural, historic and built environment:

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

Policy CE7 relates to Conservation Areas, stating that:

DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:

- i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.
- ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.
- iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.
- iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.
- v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.
- vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA.

There is an Article 4(2) direction imposed upon the CA, wherein the Permitted development rights for “Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwelling houses... insofar as any such development would front onto a highway or open space” have been rescinded.

Caerleon Conservation Area Appraisal (February 2020) states that:

3.4.1 The narrow streets within central Caerleon notably restrict longer views across the Conservation Area, which are generally confined to short-range streetscapes funnelled by buildings lining the streets and terminating where another street runs perpendicular. This, together with glimpsed views between and around buildings, invites movement through the streets and around their many corners and junctions. These are numerous and are especially important where the streets are lined with buildings identified as positive contributors and listed buildings.

This includes the long ‘Moving View’ identified within the Plan on Page 16 of the CAA, where one rounds the corner of High Street towards the long and straight section of road which passes the wedge-shaped remains of Goldfield Common.

Within the same document, the architectural character of the Conservation Area is defined as:

3.6.1 There is no single prominent architectural style in the Conservation Area; however, a general ‘polite’ approach is common. This is typical of the Georgian style from the 18th century and illustrates the influx of money into Caerleon at this time. The buildings are simply ornamented, proportionally balanced and generally of a modest domestic scale. Given the long history of built development in the centre of Caerleon, it is likely that older buildings survive behind typically 18th- and 19th-century exteriors. The external characteristics of polite architecture include:

- *Rhythmic windows, often with the upper storey windows set high up under the eaves;*
- *Light-coloured render;*
- *Two storeys;*
- *Terraced layout;*
- *Pitched slate roofs with brick chimneystacks; and*
- *Occasionally additional classically-inspired ornamentation (e.g. window surrounds).*

3.6.3 Other, less common, architectural features include bargeboards, as well as classically-inspired door and window surrounds. Non-domestic buildings such as pubs and shops typically have a traditional character.

Nos. 6 & 7 Station Road are identified as ‘Positive Contributors’ towards the character and appearance of the CA. They are prominently located upon the roundabout intersection with High Street (B4236), Station Rad, Usk Road and Mill Street, where their stepped, principal elevations terminate the long north-easterly view along High Street. Though original sliding sash windows have been lost (prior to imposition of the Article 4(2) Direction in 2020), the buildings are of late-Victorian character, featuring fretted and decorative timber bargeboards, canted two-storey bay windows with segmental masonry heads throughout. Porches tucked into their stepped fronts are prominently located and remain unrendered, with pitched slate roofs.

Whilst No.6 previously had a uPVC window installed (prior to the Article4(2) Direction); it was at least of a traditional, half-glazed form. The replacement door now in situ is very modern in character, featuring a long stainless-steel handle and vertical slot window. It is considered that its installation has resulted in harm to the character and appearance of the building and the conservation area, contrary to Policies SP9 and CE7 of the LDP, and the aims of Planning Policy Wales and the Historic Environment Wales Act (2023).

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

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-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 21 October 2025 10:16

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 25/0780

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0780

Address: Glyn Dwr 6 Station Road Caerleon Newport NP18 1NH

Proposal: REPLACEMENT OF WHITE UPVC DOOR WITH A NEW COMPOSITE DOOR (RETROSPECTIVE)

submitted on 21 September 2025.

View details of 25/0780 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0780&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C8c0c8609afa54fa9d3fa08de108278f2%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638966349875142022%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIiOiJXaW4zMilslkFOljoitWFBpClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=3NBnjZQ7vvcZ2Tvp6iSpS%2B7MOYX4lo0RXY2sp9M4LmA%3D&reserved=0>

Your sincerely
Development Management