

Newport City Council

By email

Eich cyfeirnod
Your reference

CONNEX/25/0372

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

29 July 2025

Llinell uniongyrchol
Direct line

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Ebost
Email:

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Dear Sir/Madam

Planning Application – Removal of existing dormer windows and the installation of AOV (Automatic Opening Vent) rooflight above staircase and PV panels (part retrospective) Orchard House, 11A Norman Street, Caerleon, Newport, NP18 1BB

Thank you for your letter of 9 July inviting our comments on the information submitted for the above planning application.

Advice

This response is based on the advice provided by Cadw's Senior Historic Environment Planning Officer

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monument

MM235 Caerleon Legionary Fortress: Grounds of St Cadoc's Home

This planning application is for the removal of dormer windows and the installation of a new AOV rooflight at Orchard House, 11A Norman Street, Caerleon.

Caerleon was the site of the Roman Fortress of Isca and all of the grounds of Orchard House are included in scheduled monument MM235 Caerleon Legionary Fortress: Grounds of St Cadoc's Home; however, the building itself is not



included in the designation. The proposed changes will be carried out during the replacement of the existing roof of the building, which will be reroofed using traditional clay tiles in a red brindle colour similar to the existing covering.

As such there will be no direct impact on scheduled monument MM235 and whilst there will be a very slight visual change in its surroundings, this will not alter the way the monument is experienced, understood and appreciated. Consequently, the proposed development will not cause unacceptable damage to the setting of scheduled monument MM235.

Yours sincerely,

Laura Cooper
Historic Environment Branch

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a



registered park or garden or its setting should be a material consideration in the determination of a planning application.