

Delegated Decision Report

Application No:	25/0046	Statutory Period Expires:	9th April 2025
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Site:	<i>Brynglas House Brynglas Road Newport South Wales NP20 5QU</i>		
Proposal:	<i>LISTED BUILDING CONSENT FOR REPLACEMENT OF STOLEN ROOF LEAD WITH ALTERNATIVE MATERIALS (MINERAL FELT AND LEAD ALTERNATIVE WAKAFLEX); REAFFIX SLIPPED SLATES AND REPLACE BROKEN ONES; OVERHAUL RAINWATER GOODS; REPAIR ROOF LANTERN; AND REMOVE REDUNDANT FIXINGS, CABLES ETC</i>		
Applicant:	<i>D Cooke</i>		
Type:	Listed Building	Ward:	Shaftesbury
Decision:	Granted with conditions		

1. BACKGROUND

- 1.1 Brynglas House is a grade II listed building which has sat vacant since July 2022. During this time, the property has rapidly fallen into a state of disrepair and has seen a series of lead thefts from the roof which has caused severe damage to fabric. With prolonged water ingress and an absence of heating, the asset has seen significant dry rot and mould outbreaks throughout the building. In places, internal joinery has warped, ceilings have cracked, and cornicing collapsed. Several site visits and discussions have been undertaken over the past year, which attempt to address the severe issues within the building.

2. SITE LOCATION AND CONTEXT

- 2.1 Brynglas House is a grade II listed building originally constructed in 1834. It was built for Edward and John Alfrey who owned the brewery housed in Newport Castle. The building was substantially rebuilt in 1874 by Thomas Cordes MP. The building is situated on the Registered Park and Garden, which is noted as a late 19th century formal and informal garden with ornamental tree and shrub planting. The house was used as a hospital during WW1, before becoming a school. Since 1977, it has been an adult training facility, but vacant since July 2022.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The proposed development consists of replacing the areas of stolen lead with a lead alternative material, as well as a series of other repairs and refurbishment including overhauling of rainwater goods, repairs to roof lantern, removal of redundant fixings and reaffixing slipped slates. These works intend to make the building weathertight and return to a stable structural condition. This listed building consent is the start of a series of applications to restore the building.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
05/1290	LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO ADULT EDUCATION CENTRE	GC	09.11.2005

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.

6.1.6 Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.10 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 statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest, which it possesses.

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.

5.3 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP9 (Conservation of the Natural, Historic and Built Environment)

5.5 Technical Advice Note (TAN) 24: Historic Environment

5.6 FUTURE WALES

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. ecological enhancements are proposed as part of the development but are subject to condition. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

6. CONSULTATION RESPONSES

- 6.1 AMENITY SOCIETIES: Historic Buildings & Places - Thank you for notifying HB&P about the above application for listed building consent. We have reviewed the application and do not wish make any comments on this occasion. We defer to the specialist advice of your Authority's Conservation Officers to determine the application in accordance with local and national policy.

7. PUBLIC REPRESENTATIONS

A Site Notice was put up on 21.02.2025 and a Press Notice 08.03.2025. No responses received.

8. ASSESSMENT

- 8.1 Structural Engineers, Mann Williams, were engaged in 2022 to carry out a comprehensive assessment of Brynglas House. They identified key areas that should be addressed, such as the roof finishes, render and masonry. In 2024, Cambria Consulting (structural engineers) completed a façade survey, which involved the removal of small areas of render to be able to assess the external lintels and fabric beneath. They noted that whilst in satisfactory condition, did note some defects were dramatic progressive structural concerns, and provided numerous priorities to be completed to prevent deformation.
- 8.2 The existing roof sees a series of modern and historic materials. The flat roofed areas are modern felt material and is considered at the end of its serviceable life. There are several blistered and liquid repairs, indicating a longstanding issue with water ingress. The application proposed to replace this felt with 'Derbigum Olivine', a glass and polyester TPO bitumen membrane. A product sheet for this material has been provided as part of the application. This product is significantly better than the existing felt, is fully recyclable and neutralises carbon dioxide during rainfall. As the flat roofs sit behind the existing parapet, they are not visible. This alteration is deemed acceptable.
- 8.3 The parapet guttering and roofs above the bay windows have seen significant damage from lead theft. The application proposes to strip the remaining patches of lead and cover the roofs with Eurorof Premium High Performance material. A data sheet with product specification has been provided. This replacement and alteration to the building's material palette is deemed necessary due to the high number of lead thefts in the past 2 years. The new material has been proposed due to its aesthetic appearance and similarities with weathered lead and to remove the incentive for theft which reduces security risks and costs with repairs. A sample of the product has been provided on site and is deemed acceptable.
- 8.4 The application proposes slipped slates to be reaffixed using copper nails. Sarking boards and battens would be assessed prior to repairs and made good if necessary. Missing or broken slates would be replaced with matching natural slates. These repairs are necessary to prevent water ingress. They are deemed acceptable.
- 8.5 As mentioned in 8.3, the application does not propose to reinstate lead to the roof due to repeated lead theft. It proposes to use a lead alternative product called Klobber Wakaflex for some hips and ridges where lead previously was. The areas to which this product would be installed have been highlighted within the plans. A sample of the lead alternative has been viewed on the site (and provided within the documents) and would only be visible when stood on the roof. It has an extremely similar appearance to lead, but with enough disparities to prevent theft. Whilst ideally it would have been more suitable and traditional to have lead reinstalled, this product has been appropriately justified and the reasonings are fair. Moreover, its installation will address and resolve the severe water ingress issues on the roof. This is therefore acceptable.
- 8.6 The applicant has provided samples of the proposed rainwater goods which are to replace the inappropriate upvc pipes and those that are in poor condition. The proposed rainwater goods are to be cast aluminium to match the profile and sections of the historic ones. This is deemed acceptable and would be a positive enhancement to the building.
- 8.7 It is proposed to make repairs to the existing glass lantern situated on the flat roof. All cracked panes would be replaced like for like and localised glazing bar repairs would be carried out. This is acceptable and would ensure the roof lantern remains weathertight.
- 8.8 Finally it is proposed to remove all inappropriate and redundant modern fixings from the roof, such as an old radio mast bracket and cabling. The HIA notes that these fixings are no longer in use and their removal would result in a positive visual enhancement. It would also ensure likely water-ingress points are removed. This is supported.

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 To conclude, the works proposed are considered acceptable. They would ensure the building is made structurally secure and weathertight, protecting internal fabric for the long term. Whilst some modern materials are being proposed, they are considered to be a significant improvement the existing fabric seen on the building and would preserve the building's historic interest. A good level of justification has been provided for the works and frequent visits have ensured this can be monitored.

**11. RECOMMENDATION
Granted with conditions**

01 The development shall be implemented in accordance with the following plans and documents: BRYNGLAS HOUSE ROOF PLAN-NPS_A3_Landscape; CC2723-CAM-ZZ-XX-RP-S-0001 Brynglas House Elevations - Visual Inspection Report; Datasheet-Wakaflex-PWF140GR; Glendyne_Brochure Merchants_NoBranding; HERITAGE IMPACT STATEMENT - BRYNGLAS HOUSE ROOFV2; SP143935-Brynglas House-RCR; SP143935-S3-Brynglas House-Derb Olivine, ER SA & Premium Spec; 11735_R_JB_01A

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: BRYNGLAS HOUSE ROOF PLAN-NPS_A3_Landscape; CC2723-CAM-ZZ-XX-RP-S-0001 Brynglas House Elevations - Visual Inspection Report; Datasheet-Wakaflex-PWF140GR; Glendyne_Brochure Merchants_NoBranding; HERITAGE IMPACT STATEMENT - BRYNGLAS HOUSE ROOFV2; SP143935-Brynglas House-RCR; SP143935-S3-Brynglas House-Derb Olivine, ER SA & Premium Spec; 11735_R_JB_01A

02 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. Section 96 of the Historic Environment (Wales) Act 2023 were also relevant.