

Delegated Decision Report

Application No:	26/0209	Statutory Period Expires:	2nd October 2026
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Site:	9 High Street Caerleon Newport NP18 1AG		
Proposal:	<i>LISTED BUILDING CONSENT FOR REPLACEMENT SHOP FRONT AND REDECORATION OF EXTERNAL ELEVATIONS, REPLACEMENT WINDOWS TO NORTH, EAST AND WEST ELEVATIONS. CHANGE OF USE OF FIRST FLOOR AREAS FROM A3 TO USE FOR 2 NO. OFFICES B1(A)</i>		
Applicant:	M Southall		
Type:	Listed Building	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

The property is a Grade II listed mid-terraced property prominently located within Caerleon Centre Conservation Area at the junction of High Street and Cross Street. The site is located within a Scheduled Ancient Monument.

2.2 Whilst currently vacant the last use was as a restaurant and wine bar. The property is located within the Caerleon District Centre.

A separate application for Full planning permission (26/0208) is currently with the Authority.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks full planning permission for replacement of shop front, replacement of windows and doors to north, east and west elevations, repair of other existing windows and external redecoration of the building together with the change of use of first floor from A3 to offices (B1).

3.2 The existing late 20th century shopfront is to be replaced with a new shopfront set within the existing openings and historic masonry. The new shopfront will be almost full width and 'framed' by traditional pilasters, cornice and fascia which will also accommodate a mechanism for a retractable canvas awning.

3.3 The render on the front of the building will be retained and redecorated in a lime white silicate paint. The windows and shop front will be painted dark grey. All existing windows to the north, east and west elevations will be replaced with timber framed double glazed units with a traditional painted finish.

3.4 Other works include removal of unsightly services where possible such as a stainless steel flue to the west elevation.

3.5 There are no proposed changes to the existing internal layout. With regard to the proposed office use, office 1 will occupy the open space at the front of the building facing High Street, and Office 2 will occupy the former kitchen space located in the 19th century middle range. Both offices will be accessed via the existing stair between the front and middle range of the building, with shared use of the existing WC facilities.

4. RELEVANT SITE HISTORY

96/0370	LISTED BUILDING APPLICATION FOR REAR LEAN-TO EXTENSION AND CONVERSION OF TWO UNITS TO FORM ESTATE AGENTS AND PUBLIC HOUSE	GRANTED
97/1162	RETENTION OF AIR CONDITIONING UNITS	GRANTED WITH CONDITIONS
98/0597	CONVERSION OF FIRST FLOOR TO FORM 2 NO. SELF CONTAINED FLATS	GRANTED WITH CONDITIONS
98/0220	LISTED BUILDING CONSENT APPLICATION FOR INTERNAL ALTERATIONS INCLUDING NEW STAIRCASE AND REPOSITIONING OF BAR AT FIRST FLOOR	REFUSED
99/0801	LISTED BUILDING CONSENT APPLICATION FOR INSTALLATION OF SECONDARY GLAZING AND CREATION OF LOBBY	GRANTED
99/1222	RETENTION OF REPLACEMENT WINDOW AND DOOR	GRANTED WITH CONDITIONS
01/1411	DISPLAY OF NON-ILLUMINATED SIGNAGE	GRANTED
01/0626	LISTED BUILDING CONSENT APPLICATION FOR DISPLAY OF NON-ILLUMINATED SIGN	GRANTED
01/0668	LISTED BUILDING CONSENT APPLICATION FOR INSTALLATION OF REPLACEMENT WINDOW AND DOOR	GRANTED
01/1412	LISTED BUILDING CONSENT APPLICATION TO PAINT EXTERIOR OF PROPERTY WHITE WITH BLACK CILLS, PLINTH, WINDOWS AND DOORS	GRANTED
04/1018	DEMOLITION OF ATTACHED BUILDINGS, ERECTION OF TWO STOREY EXTENSION, INTERNAL AND EXTERNAL ALTERATIONS	GRANTED WITH CONDITIONS
05/1264	LISTED BUILDING CONSENT FOR DEMOLITION OF ATTACHED BUILDINGS, ERECTION OF TWO STOREY EXTENSION, INTERNAL AND EXTERNAL ALTERATIONS	REFUSED
05/1265	LISTED BUILDING CONSENT FOR A PROPOSED FLUE AND REPLACEMENT FIRST FLOOR WINDOW	REFUSED
06/1620	REMOVAL OF CONDITION 02 OF PLANNING PERMISSION 97/1062/F TO ALLOW THE SALE OF FOOD FOR CONSUMPTION OFF THE PREMISES (IE: TAKE-AWAY)	REFUSED
09/1238	CHANGE OF USE FROM ESTATE AGENTS TO FORM EXTENSION TO EXISTING WINE BAR	REFUSED
10/0675	LISTED BUILDING CONSENT FOR THE ERECTION OF A REPLACEMENT FASCIA SIGN (NON-ILLUMINATED)	GRANTED WITH CONDITIONS SUBJECT TO REFERRAL TO CADW

24/0193	REPLACEMENT OF SHOP FRONT AND REDECORATION OF FRONT ELEVATION, DEMOLITION OF REAR ADDITIONS AND PROPOSED EXTENSION TO IMPROVE INTERNAL LAYOUT OF EXISTING CAFE/RESTAURANT	WITHDRAWN
24/0194	LISTED BUILDING CONSENT FOR THE REPLACEMENT OF SHOP FRONT AND REDECORATION OF FRONT ELEVATION, DEMOLITION OF REAR ADDITIONS AND PROPOSED EXTENSION TO IMPROVE INTERNAL LAYOUT OF EXISTING CAFE/RESTAURANT	WITHDRAWN

5. PLANNING POLICY

5.1 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.

5.2 The Development Plan comprises FUTURE WALES – THE NATIONAL PLAN 2040 and the NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026), although by virtue of Section 70(2) of the Town and Country Planning Act 1990, there is no statutory requirement to have regard to the Development Plan in determining applications for Listed Building Consent.

5.3 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

5.4 PLANNING POLICY WALES (EDITION 12) 2024

Planning Policy Wales (Edition 12) was revised and restructured in February 2024. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW12 takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan-making and the decision-making process.

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 remain, 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)

- 5.5 PPW12 is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (March 2026).

Paragraph 5.13 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:

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 5.13)

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. (para 5.14)

5.6 Other relevant evidence or policy guidance includes:

- CADW, Conservation Principles (2011) and
- CADW, Managing Change to Listed Buildings in Wales (2017).

5.7 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy CE6 Archaeology states that proposals in areas known to have archaeological interest or potentially have archaeological interest will be required to undertake an archaeological impact assessment.

5.8 SUPPLEMENTARY PLANNING GUIDANCE

Archaeology and Archaeologically sensitive areas
Wildlife and Development
Parking Standards
Waste Storage and collection
Air Quality

6. CONSULTATION RESPONSES

- 6.1 Heritage officer: Previous applications for planning permission (24/0193) and listed building consent (24/0194) for redevelopment of 9 High Street were withdrawn, due to concerns regarding impact of proposed rear extension upon both the listed asset and the SM area directly to the rear. Current applications are now made for a much-reduced scheme.

History and Significance

9 High Street, Caerleon is a Grade II listed building situated prominently within the Caerleon City Centre Conservation Area at the junction of High Street and Cross Street: an area 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.

The asset appears to date principally from the early-C18, when the front range facing High Street (then Bridge Street) was constructed, probably as a dwelling. It infills the space between two earlier listed buildings (No. 8 High Street, of probable C16 origin, and No. 10 High Street, probably C17), thus reinforcing the building's setting (and significance) as part of a closely knit historic streetscape that has evolved over several centuries. Though there is no firm evidence of an earlier structure on the site, the building appears to stand upon land formerly occupied by Roman barracks, indicating high potential for Evidential Value and archaeological sensitivity. Indeed, directly to the rear of the asset is SM MM248

(Caerleon Legionary Fortress: Former Garden of The Firs) which covers the current car parking area and extends behind the buildings along Cross Street. Though of little visual character as a modern car park with tarmac hardstanding finish, the area has high potential for buried features and earthworks representing part of a Roman legionary fortress.

Over the period of approximately 300 years since its construction, No. 9 High Street has undergone a series of adaptations reflecting the changing socioeconomics of Caerleon. While initially residential, documentary evidence confirms that, by the early-C19, the building was in mixed-use as both a dwelling and shop; a pattern that continued throughout the C19 and early-C20. Later alterations in the late-C20 and early-C21 enabled its use as café, bar, and restaurant, with significant changes to the ground floor interior, while the upper floors retained a more domestic character.

Architecturally, the building displays the modest, “polite” Georgian character that typifies much of Caerleon’s conservation area. The rendered frontage, traditional proportions and simple detailing reflect an understated architectural language that harmonises with the historic streetscape. Though ground floor shopfronts and first floor windows have been altered over time – and most notably particularly during the C20 - the overall scale, form and relationship with neighbouring buildings have remained consistent. The building’s front elevation continues to read clearly as a former house adapted for commercial use, reinforcing its legibility within the historic streetscape. Indeed, gradual adaptation of the asset over time has resulted in an asymmetric arrangement of openings and shopfronts to the principal elevation, an evolutionary pattern which is characteristic of the wider area, wherein many historic buildings have been incrementally altered to accommodate polite C18 modernisation and commercial activity, without wholesale rebuilding. This subtle irregularity in proportions and alignment therefore makes considerable contribution towards its aesthetic interest and contributes positively towards the layered townscape that defines the character of the conservation area.

However, whilst sash windows to first floor have at some time been sympathetically reproduced, the existing modern shopfronts to no.9 are of relatively poor quality: being rather of plain and unsympathetic design, they fail to enhance either the architectural character of the listed building or the wider context of the High Street. As a result, they detract from the special architectural and historic interest of the building and erode contribution towards both its group value and the wider conservation area.

Overall, the significance of 9 High Street lies not only in its individual historic and architectural interest but also in its strong group value. The listing description emphasises this collective significance, and the building forms an integral part of a dense cluster of listed buildings that define the historic centre of Caerleon. It plays a key role in several important views identified within the Conservation Area Appraisal, particularly along High Street and Cross Street, where it contributes positively to enclosure, continuity, and townscape character. As such, the building makes a positive contribution towards the significance of the Caerleon Conservation Area, embodying its layered history, modest Georgian character, and long-standing commercial and communal function.

Impact of the proposed works

Shopfront

The most significant intervention is to the modern and poorly designed existing shopfront. Detailed construction drawings for the proposed shopfront have been provided. Here, the proposed is designed to reflect traditional proportions and detailing, based upon clear evidence within historical photographs of the asset. Notably, the design retains original structural openings and configuration of the ground-floor, thus avoiding any removal of historic wall fabric. It also unifies the frontage at ground floor level, whilst retaining an existing asymmetry which makes positive contribution towards both the character of the asset and the wider conservation area. Proposed awning is to be dark grey/black, with printed logo and text reserved for the front valence of the awning only.

This aspect of the proposed will result in significant enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Painting

It is also proposed to repaint the front elevation using a breathable silicate paint in a heritage “Lime White” colour. This approach is supported, will return the building to a more appropriate colour, and will result in significant enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Windows

This application also proposes the repair and replacement of windows, as specified within the accompanying schedule.

As noted within the HIA (and list entry), windows to the first-floor front elevation are modern replacement. Though, for the most part, they reflect the historical 6-over-6 setting out, the upper sash to central window (W10) has (at some stage) been further altered to a single pane. It is also notable that multi-pane top sashes feature ‘horns’: a further clear indication of later intervention.

As proposed to first floor front, W09 and W11 will be repaired. Due to its condition, W10 is to be replaced in timber, with good-quality details now provided. It is of suitable proportion and positioning within the masonry surrounds, incorporates genuine ‘through’ glazing bars and slimline double-glazed units with perimeter seals to match the painted joinery finish. Existing windows to side and rear are clearly identified within the HIA as being modern joinery of low significance. They are proposed for replacement in timber, with flush-closing casements and slimline double-glazing units incorporating coloured perimeter seals to match the painted frame finish.

Overall, reinstatement of a unified glazing pattern to first floor front windows - and restored uniformity to those at the rear of the asset - will result in enhancement to the special interest of the asset and the character and appearance of the conservation area.

Doors

This application also proposes the replacement of external doors to the rear of the property, as specified within the accompanying schedule.

Existing doors are clearly identified within the HIA as being modern joinery of low significance. They are proposed for replacement in timber, on what is essentially a ‘like-for-like’ basis. Though a missed opportunity for enhancement, the net result is zero impact upon special interest of the historic asset, or the character and appearance of Caerleon conservation area.

Cycle Parking

Revised information now proposes *“2no. long stay secure cycle parking spaces (such as a Buxton Locker by Broxap or similar)”*, formed in galvanised mild steel frame and finished in vertical timber cladding painted Anthracite grey. Adjacent, are *“2no. short stay spaces for visitors to the café (such as a Sheffield Galvanised Mild Steel Secure Cycle Stand).”*

Whilst I have no concerns regarding their impact upon the lower significance rear elevation of the listed asset (or the character and appearance of the conservation area within this area unseen from the public realm), no significant belowground impact resulting from their construction should be ensured, due to the potential for buried archaeology in SM area MM248.

Conditions

Informative:

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.

Notes

- Can you please ensure that the Heritage Impact Assessment produced by Ashley DAVIES Architects Limited (dated February 2024) is added to both FULL and LBC, as this document contains analysis which informs the revised Heritage Impact Statement from Graham Frecknall Architecture & Design (Doc. Ref. 1805.25/GF).

- As this LBC application is for a GII Listed asset, it may be determined under my delegated powers. Please add the following to the conclusion of your LBC report: ***This conclusion is the view of named Building Conservation Officer with the appropriate Cadw LBC delegation: G. Arnall.***
- Please also note that Tan 24 has now been updated ([March 2026](#)). Please ensure that any references to this document within your LBC report are updated to reflect the change.

6.2 Amenity Societies: No response.

6.3 Royal Commission for Ancient Monuments: No response.

6.4 The Georgian Group: Having assessed the information submitted it is considered appropriate to defer to Newport City Councils Conservation Officer in this matter.

6.5 Historic Buildings and Places: We have reviewed the application and do not wish to make any comments on this occasion. We defer to the specialist advice of your Authority's conservation team.

6.6 Heneb: The information in the Historic Environment Record (HER) curated by this Trust shows that 9 High Street is a Grade II Listed Building (Cadw ref. 2968), a probable early 18th century house rewindowed in c1800 and given a double shopfront and other alterations in the late 20th century. Furthermore, the proposed extension is located within the Scheduled Area associated with the Caerleon Legionary Fortress: Former Garden of the Firs Scheduled Monument (Cadw ref. MM248). The monument comprises buried features and earthworks representing part of a Roman legionary fortress. The fortress at Caerleon, or *Isca*, is one of only three permanent legionary fortresses in Britain and was founded around AD75.

As the proposed works are located within a Scheduled Area, it is imperative that **Cadw** are consulted.

The proposed development involves the replacement of shop front and redecoration of external elevations, replacement windows to north, east and west elevations. Change of use of first floor areas from A3 to use for 2 no. offices B1(a). Whilst the works are of relatively small scale, there is a risk that original features could be damaged or lost without proper record.

A **level 2** survey as set out in "*Understanding Historic Buildings: A Guide to Good Recording Practice*", (Historic England, 2016), and to an agreed Written Scheme of Investigation (WSI) has been undertaken and is acceptable.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 24/03/2026. A site notice was displayed 27/3/2026.

7.1 NEIGHBOURS: No responses have been received.

8. ASSESSMENT

8.1 As previously noted, the building is Grade II listed and within the conservation area. These are primary considerations of the application. The Council's Heritage officer has been consulted and advises that the existing modern shopfronts are of relatively poor quality: being rather of plain and unsympathetic design and fail to enhance either the architectural character of the listed building or the wider context of the High Street. As a result, they detract from the special architectural and historic interest of the building and erode contribution towards both its group value and the wider conservation area. Their replacement is therefore not objected to in principle. The new shopfront design retains original structural openings and configuration of the ground-floor, thus avoiding any removal of historic wall fabric. It also unifies the frontage at ground floor level, whilst retaining an existing asymmetry which makes positive contribution towards both the character of the asset and the wider conservation area. The awning is considered to result in significant enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

- 8.2 The painting of the façade in a lime white colour is supported and will return the building to a more appropriate colour, and will result in significant enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.
- 8.3 Reinstatement of a unified glazing pattern to first floor front windows - and restored uniformity to those at the rear of the asset will result in enhancement to the special interest of the asset and the character and appearance of the conservation area.
- 8.4 With regard to the doors the Heritage officer states, existing doors are clearly identified within the HIA as being modern joinery of low significance. They are proposed for replacement in timber, on what is essentially a 'like-for-like' basis. Though a missed opportunity for enhancement, the net result is zero impact upon special interest of the historic asset, or the character and appearance of Caerleon conservation area.
- 8.5 No concerns are raised regarding the impact of cycle storage upon the lower significance rear elevation of the building (or the character and appearance of the conservation area within this area unseen from the public realm), no significant below ground impact resulting from their construction should be ensured, due to the potential for buried archaeology in SM area MM248.
- 8.6 As noted above, the site is within a Scheduled Ancient Monument. Cadw has been consulted and advise that there is no objection to the proposals, noting the proposed changes to the building will not have a direct impact on the scheduled monument. A note to applicant is required in terms of the proposed bike storage related proposals as these may require the separate consent of Cadw. However, they are minor scale and Cadw is aware of them and does not raise objection in principle.
- 8.7 The proposals are not considered to result in an adverse heritage impact. The proposals will enhance the character and appearance of the Conservation Area and the special character of the listed building and are therefore considered to comply with The Historic Environment (Wales) Act 2023 and Policy GP7 of the NLDP.
- 8.8 The site is located within an archaeologically sensitive area. However, as no ground disturbing works are proposed, the proposals are not considered to result in an adverse impact in this regard and Heneb confirm no objections are offered subject to a level 2 building survey being undertaken. This has been undertaken and the results submitted by the applicant prior to determination and Heneb confirm the document to be acceptable. Cadw has expressed a request regarding some works in the Scheduled Monument area and note that the cycle locker and stand are located within the monument demise. A Note to applicant is appropriate to alert them to the need to gain further advice from Cadw directly and whether Scheduled Monument consent (SMC) is required. In this case, this aspect of the proposal is minor and may not even require SMC. It does not prevent determination of the application.
- 8.9 The proposals do not impact European Protected Species.

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 Local Planning Authority is legally obligated to pay special attention to the preservation or enhancement of the historic environment under the **Historic Environment (Wales) Act 2023** and this proposal will preserve and enhance the special character of the building. The proposal will preserve and enhance the character and appearance of the Caerleon Conservation Area. This is in accordance with Policies SP9, GP2 and CE7 of the Newport Local Development Plan 2011-26 January 2015, Planning Policy Wales and the Act cited above.

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

10.3 The application is granted subject to conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Heritage Impact Statement 1805.25/GF December 2025, Buxton locker details BXMW/BUX, Sheffield Cycle stand details BXMW/GS/SHEFFIELD-STAND, Front elevation plan & section existing and proposed AA.01 Rev A, Section and details through shopfront AA.02, Ground, First & Second Floor plans; as Proposed AL.12, Elevations as proposed AL.13, Proposed window schedule AL.14 Rev A, Section and details through shopfront AA.02 Rev A, Window details as proposed AA.03, External door details as proposed AA.04, Site plan as proposed AL.03, South west elevation as proposed AL.15 Rev A, North-east elevation as proposed AL.16, DAS February 2026.

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: Heritage Impact Statement 1805.25/GF December 2025, Buxton locker details BXMW/BUX, Sheffield Cycle stand details BXMW/GS/SHEFFIELD-STAND, Front elevation plan & section existing and proposed AA.01 Rev A, Section and details through shopfront AA.02, Ground, First & Second Floor plans; as Proposed AL.12, Elevations as proposed AL.13, Proposed window schedule AL.14 Rev A, Section and details through shopfront AA.02 Rev A, Window details as proposed AA.03, External door details as proposed AA.04, Site plan as proposed AL.03, South west elevation as proposed AL.15 Rev A, North-east elevation as proposed AL.16, DAS February 2026, Site location plan, Existing site plan AL.02, Ground, First & Second Floor plans; as Existing AL.10, Existing elevations AL.11, HISTORIC BUILDING ANALYSIS & RECORDING LEVEL II.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, GP6 and CE6 were relevant to the determination of this application.

03 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.

04 The applicant is advised to consult Cadw before the installation of the cycle locker stand to determine if scheduled monument consent will be required.

05 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.