

Newport City Council

Eich cyfeirnod
Your reference

CONNEX/25/0852

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

21 October 2025

Llinell uniongyrchol
Direct line

03000 252791

Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – External and internal works including the refurbishment of the ground floor unit and the conversion of the upper floors to an eight bed hostel site, 10 Clarence Place, Newport, NP19 0AE

Thank you for your letter of 14 October inviting our comments on the information submitted for the above planning application.

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

Advice

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

MM009 Newport Castle

This planning application is for internal and external works at 10 Clarence Place, Newport, NP19 0AE.

The above designated historic asset is located within 500m of the application area.

The application area is located some 220m east of scheduled monument MM009 Newport Castle which consists of the masonry remains of the eastern part of the medieval "caput" castle of Newport the centre of the Lordship of Newport.



Originally the castle extended to the west covering a much larger area than the surviving parts; however, these areas have been destroyed by modern road construction and other developments. When constructed the castle would have controlled the bridge crossing the Usk with its' ceremonial Watergate also serving as a waterborne entry into the Lordship. It would have had all round views with the most significant being to the east along the main South Wales coast road, to the southwest down and the northeast up the River Usk and southwards over the town to Newport to Stow Hill and St.Woolos Church.

The proposed development includes works to the frontage (north elevation) of the building comprising a new aluminium Anthracite Grey shop front and entrance, repairs to existing sash windows, replacement of concrete roof tiles with a clay design and replacement of rooflights with a conservation design type.

These alterations will result in a slight visual change in the view from the monument. However, this will not have any effect on the way that it is experienced, understood, and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument MM009.

Yours sincerely,

Laura Cooper

Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

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.