

Delegated Decision Report

Application No:	25/1081	Statutory Period Expires:	10th February 2026
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Site:	University Of Wales College Newport College Crescent Caerleon Newport South Wales		
Proposal:	PARTIAL DISCHARGE OF CONDITIONS 13 (RADIATORS) AND 19 (LIFT) OF 23/0683 S19 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT OF 21/0294 VARIATION OF CONDITIONS 1 (APPROVED PLANS), 4 (DETAILED SCHEDULE OF WORKS), 8 (WALLS AND SPACES TO BE MADE GOOD) AND 9 (DETAILED STRUCTURAL ENGINEERING REPORT) OF LISTED BUILDING CONSENT 17/0782 FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF A) MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE); DEMOLITION OF BUILDINGS ATTACHED TO THE MAIN BUILDING, REMOVAL OF EXISTING GATES ON LISTED PIERS AND CONSTRUCTION OF LEVEL PEDESTRIAN ACCESS BETWEEN RETAINED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO GENERAL LAYOUT AND ELEVATIONS		
Applicant:	G Sullivan		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	REFUSED		

1. BACKGROUND

- 1.1 This is a partial discharge of condition application relating to the listed buildings element of this redevelopment scheme.

2. SITE LOCATION AND CONTEXT

- 2.1 The site was formerly the Caerleon Teacher Training College listed for its special architectural interest as a well preserved example of early C20 educational architecture, a teacher training college of fine quality and character. Its form and appearance reflects the functions of the College and the requirements of teacher training during this period. The other buildings are also stated to have similar architectural interest, and all are considered to have group value. In more recent years the site was occupied by the University of South Wales with various extensions added to the buildings to accommodate educational and student living space. Further to the University's decision to close the site, planning permission was granted for its redevelopment for residential and a single housebuilder is currently developing out the new build elements of the approved scheme. The heritage buildings will be converted by a separate developer.
- 2.2 The site is expansive and is accessed off both College Crescent and Lodge Road. It occupies an elevated position and the main listed building and the secondary listed buildings are an integral part of the wider site with key vistas to them from the new residential development and surrounding residential areas. They are imposing and of high quality. Permission for the residential conversion of the listed buildings has been given and is extant. Listed building consent for the scheme proposed as part of this application has been granted. Consequently this submission will consider the acceptability of the details submitted to partially discharge specified conditions of the Listed Building Consent.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Relevant conditions are as follows;

Condition 13

The strategy for existing and proposed radiators to serve the main teaching block shall be undertaken in accordance with details approved pursuant to LPA reference 22/1150. Full details of the radiator strategy for the Principal's and Caretaker's residences shall be submitted to and approved in writing by the Local Planning Authority prior to any new

radiators being installed or existing radiators relocated [emphasis added]. The works shall be undertaken in accordance with the approved details.

Reason: In the interest of safeguarding the special character of the Listed Buildings.

Scope of works is confirmed as stripping out all existing modern type radiators and pipework, making good of any damaged areas around the existing radiators and adding new radiators (specifications and proposed locations to developer design specification). Drawings and photos of the existing radiator locations are provided for the Principal and Caretakers residences but no information relating to new installations has been provided.

Condition 19

Full details of the new 4 person lift shall be submitted to and approved in writing by the Local Planning Authority and include clear sectional details and relationship to the existing stairwell and method of installation [emphasis added]. The lift shall thereafter be installed in accordance with the details approved. The 8 Person lift and subsequent window treatment to the lift void shall be undertaken in accordance with details approved pursuant to LPA reference 22/1150.

Reason: In the interest of safeguarding the special character of the Listed Building.

Details provided include numerous drawings showing sections of the lift and associated stairwell and proposed floor and elevation plans.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
17/0782	LISTED BUILDING CONSENT FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE); DEMOLITION OF BUILDINGS ATTACHED TO THE MAIN BUILDING, REMOVAL OF EXISTING GATES ON LISTED PIERS AND CONSTRUCTION OF LEVEL PEDESTRIAN ACCESS BETWEEN RETAINED GATE PIERS	Granted with conditions	21/11/18
21/0294	VARIATION OF CONDITIONS 1 (APPROVED PLANS), 4 (DETAILED SCHEDULE OF WORKS), 8 (WALLS AND SPACES TO BE MADE GOOD) AND 9 (DETAILED STRUCTURAL ENGINEERING REPORT) OF LISTED BUILDING CONSENT 17/0782 FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF A) MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE); DEMOLITION OF BUILDINGS ATTACHED TO THE MAIN BUILDING, REMOVAL OF EXISTING GATES ON LISTED PIERS AND CONSTRUCTION OF LEVEL PEDESTRIAN ACCESS BETWEEN RETAINED GATE PIERS	Granted with conditions	24/6/21
23/0683	S19 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT OF	Granted with conditions	12/6/24

23/0666	21/0294 VARIATION OF CONDITIONS 1 (APPROVED PLANS), 4 (DETAILED SCHEDULE OF WORKS), 8 (WALLS AND SPACES TO BE MADE GOOD) AND 9 (DETAILED STRUCTURAL ENGINEERING REPORT) OF LISTED BUILDING CONSENT 17/0782 FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF A) MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE); DEMOLITION OF BUILDINGS ATTACHED TO THE MAIN BUILDING, REMOVAL OF EXISTING GATES ON LISTED PIERS AND CONSTRUCTION OF LEVEL PEDESTRIAN ACCESS BETWEEN RETAINED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO GENERAL LAYOUT AND ELEVATIONS CONVERSION OF FORMER GYMNASIUM BUILDING INTO 2 NO. TWO BEDROOM APARTMENTS AND ASSOCIATED WORKS	Granted with conditions	18/12/23
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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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

POLICIES SP1, SP2, SP4, SP9, SP10, SP12, SP13, SP15, SP17, SP18, GP2, GP3, GP4, GP5, GP6, GP7, CE3, CE6, H2, H3, H4, T4, CF1, CF2, CF12, W3

5.4 SUPPLEMENTARY PLANNING GUIDANCE

FLAT CONVERSIONS – OCTOBER 2021

5.5 HISTORIC ENVIRONMENT (WALES) ACT 2023

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer:

Condition 13

The strategy for existing and proposed radiators to serve the main teaching block shall be undertaken in accordance with details approved pursuant to LPA reference 22/1150. Full details of the radiator strategy for the Principal's and Caretaker's residences shall be submitted to and approved in writing by the Local Planning Authority prior to any new radiators being installed or existing radiators relocated. The works shall be undertaken in accordance with the approved details.

Reason: In the interest of safeguarding the special character of the Listed Buildings.

It is clear from supplied information that extant radiators are modern installations.

Drawings indicate that the scope of work consists of:

- Stripping out all existing modern type radiators and pipework.
- Making good of any damaged areas around the existing radiators
- New radiators spec and proposed locations as to Acorn design specification.

Can we please see details of the proposed radiators and their locations? Presumably, new pipe runs will utilise existing routes and penetrations through the historic fabric? Please clarify.

Condition 19

Full details of the new 4 person lift shall be submitted to and approved in writing by the Local Planning Authority and include clear sectional details and relationship to the existing stairwell and method of installation. The lift shall thereafter be installed in accordance with the details approved. The 8 Person lift and subsequent window treatment to the lift void shall be undertaken in accordance with details approved pursuant to LPA reference 22/1150.

Reason: In the interest of safeguarding the special character of the Listed Building.

As identified by the HIA submitted for 23/0683, the principal for and fundamentals of the design for a new staircase in this location was approved under 22/1150 (see Dwg 22.47-EDS-XX-ZZ-DR-PL-(24)03 - New Fire Escape Stairs).

The proposed staircase details now submitted are in line with that previously approved, showing a pared-back and minimalist design which references traditional form (open strings, timber treads, square stick balusters, hardwood handrail) to suit both the classically inspired aesthetic of this building and the secondary nature of the staircase in question. As arranged, it is set away from the existing windows (so as not to impact directly upon them) and, as noted within the report for 22/1150, there is ample historic precedent for (and later examples of) staircases climbing past windows in such a manner.

It is shown that the lift (and its associated core) can be suitably accommodated within the heart of the new staircase, though specification and finished appearance for the new lift doors remain unclear. Can these details please be supplied.

7. PUBLIC REPRESENTATIONS

None.

8. ASSESSMENT

- 8.1 The details supplied clearly relate to the cited conditions but are not sufficient in content. The details received are acceptable but lack the full details requested by the conditions.
- 8.2 The agent was notified of the need for additional information but no response has been received and nothing further has been submitted.

- 8.3 At this time, the requirements of the conditions have not been met and additional details are required.

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 partial discharge of condition is refused.

11. DECISION

REFUSED

01. Insufficient details have been provided and the requirements of the 2no. conditions have not been met.

NOTE TO APPLICANT

01 This decision relates to plan Nos: (70)51 rev 01, (70)50 rev 01, (24)06 rev 01, (24) 04 rev 01, (24)01 rev 02, (24)02 rev 02, (24)03 rev 02.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP2, SP4, SP9, SP10, SP12, SP13, SP15, SP17, SP18, GP2, GP3, GP4, GP5, GP6, GP7, CE3, CE6, H2, H3, H4, T4, CF1, CF2, CF12, W3 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.