

Delegated Decision Report

Application No:	25/0291	Statutory Period Expires:	11th August 2025
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Site:	27 Caerphilly Road Newport South Wales NP10 8LF		
Proposal:	LISTED BUILDING CONSENT TO REPAINT WOODEN WINDOWS AND DOORS		
Applicant:	H Athay		
Type:	Listed Building	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site consists of a detached single storey cottage located adjacent to Caerphilly Road in Bassaleg.

2.2 The cottage is likely to date from the late 17th century, with a later addition to its rear.

2.3 The list description for this Grade II Listed asset summarises the exterior of the property as follows: *House, white-painted render with thatched roof and W end white-painted rendered brick chimney. Thatch has scalloped ridge. Single long narrow range with entrance to S away from road. N front wall has C20 triple casement window to right, E end has similar window, W end has small gabled C20 addition with slate roof. S entrance front has two C20 triple casement windows and centre half-glazed C20 door, eaves raised over left window.*

2.4 The building's reason for designation is that it is a remarkable survivor of a small, vernacular single-storey house.

3. DESCRIPTION OF DEVELOPMENT

3.1 Listed building consent is sought to paint the timber windows and doors (18 x windows, 2 x doors and 2 x French doors) of 27 Caerphilly Road, Bassaleg. The windows and doors are currently finished in a dark drown varnish and it is proposed to paint them in the heritage colour known as 'French Grey'.

3.2 The Heritage Impact Assessment indicates that the Applicants wish to paint the windows rather than stain them in varnish to better protect the window frames against weathering and improve their longevity.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
08/0648	PARTIAL DISCHARGE OF CONDITION 1 (PAINTING) AND 2 (DETAILS OF WINDOWS/DOORS) RELATING -TO LISTED BUILDING CONSENT 07/0659 FOR REPLACEMENT OF ALL WINDOWS AND DOORS	Withdrawn	N/A
08/0304	PARTIAL DISCHARGE OF CONDITIONS 01 AND 02 OF PP 07/0659 LISTED BUILDING CONSENT FOR THE REPLACEMENT OF ALL WINDOWS AND DOORS	Approved	09/06/2008
07/0659	LISTED BUILDING CONSENT FOR REPLACEMENT OF ALL WINDOWS AND DOORS	Granted with Conditions	19/02/2008
01/1366	LISTED BUILDING CONSENT APPLICATION FOR RETENTION OF PAINTED EXTERIOR	Refused	11/02/2002

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 PPW12 is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (May 2017).

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).

Other relevant evidence or policy guidance includes: CADW, Conservation Principles (2011) and CADW, Managing Change to Listed Buildings in Wales (2017).

- 5.4 Section 96(2) of the **Historic Environment (Wales) Act 2023** states 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.

- 5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)
Policy SP9 (Conservation of the Natural, Historic and Built Environment)

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.

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER:

- 6.1.1 From the evidence provided, it is clear that existing windows and doors are modern replacements throughout the building; being of a face-closing design, formed in tropical hardwood with a varnished finish. Historically, window joinery would have been given a painted finish, both for aesthetic reasons and to protect the timber from decay. Upon this basis, I have no issue with the proposed; it will result in some enhancement to the architectural and historic interest of the asset.

6.2 NATIONAL AMENITY SOCIETIES:

- 6.2.1 Historic Buildings and Places provided the following comments:

Thank you for notifying HB&P of the above application. We note the list description identifies the windows as C20 replacements, and the new colour is unlikely to affect significance. HB&P therefore have no objection to the application.

6.3 ROYAL COMMISSION FOR ANCIENT MONUMENTS:

- 6.3.1 No response received.

7. PUBLIC REPRESENTATIONS

- 7.1 A Site Notice was displayed, and a Press Notice was published. No responses were received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 The application proposes minor works to a Grade II listed building. The principle of the works is considered acceptable subject to the following material consideration.

8.2 Impact on the Listed Building:

- 8.2.1 In considering a listed building consent application, special regard must be given to the desirability of preserving the listed building and its setting and any features of special architectural or historic interest the building possesses.
- 8.2.2 The works are minor in scale and would not involve any alterations to, or loss of, original historic fabric. The windows and doors to be painted are modern hardwood replacements and the chosen colour is regarded as appropriate.
- 8.2.3 It is considered that the proposal would result in some enhancement to the architectural and historic interest of the asset.

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 minimizing 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 This works are of a scale and design that would ensure the listed building and its setting along with any features of special architectural or historic interest it possesses would be enhanced.

- 10.2 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.

Having regard to the Local Planning Authority's statutory duties it is considered that the special interest of the listed building would be preserved. Accordingly, it is recommended that Listed Building Consent be granted, subject to conditions.

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

11. RECOMMENDATION

GRANTED WITH CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - Application Form, received by the Local Planning Authority on 17th June 2025.
 - Site Location Plan, received by the Local Planning Authority on 3rd June 2025.
 - Heritage Impact Assessment and Photographs of Elevations, received by the Local Planning Authority on 4th June 2025.
 - Details of Paint Colour, received by the Local Planning Authority on 16th June 2025.

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

NOTES TO APPLICANT:

- 1) Section 96 of the Historic Environment (Wales) Act 2023 was relevant to the determination of this application. 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.