

Newport City Council

By email

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Your reference

CONNEX/26/0366

Ein cyfeirnod
Our referenceDyddiad
Date

24 August 2026

Llinell uniongyrchol
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Dear Sir/Madam

Planning Application – Retrospective application for a rear dormer with juliette balcony and new vehicular access/hardstanding, St Helens, Chapel Road, Goldcliff, Newport, NP18 2AW

Thank you for your letter of 14 August 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

MM113 St. Mary Magdalene's Churchyard Cross, Goldcliff

This planning application is for a rear dormer and vehicular access, St Helens Chapel Road, Goldcliff, Newport, NP18 2AW.

The proposed development is located some 30m to the east of scheduled monument MM113 St. Mary Magdalene's Churchyard Cross, Goldcliff. The monument consists of a free-standing cross in the churchyard of St. Mary Magdalene's church, Goldcliff. It is a very unusual example of a medieval cross comprising a circular mound of earth, some 3.5m in diameter and 0.60m high, revetted by a roughly built rubble wall and surmounted by a square/octagonal socket-stone 0.63m wide by 0.52m high.



The large, broached stops at the corners are heavily damaged. The octagonal cross-shaft survives to a height of 0.94m and is 0.28m wide at the base, tapering to 0.24m at the top. The cross was recorded in its current position in 1893.

Churchyard crosses had a number of purposes; as a memorial; as a site for preaching; or as a site on processional route; or a combination of these uses. The setting of churchyard crosses is usually confined to their immediate surroundings, the church and churchyard and views from outside the churchyard to and from them are not usually of significance.

The proposed development is for a dormer roof extension to a bungalow dwelling with vehicular access. Views outside the churchyard are not significant to the monument's setting and views of the proposed development are likely to be significantly screened by intervening trees and vegetation on the churchyard boundary. As such whilst there may be a very slight visual change in the view from the monument this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument MM113 St. Mary Magdalene's Churchyard Cross, Goldcliff.

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.