



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: NEW1721/MJ

ARCHAEOLOGICAL PLANNING

Head of Planning and Economic Regeneration
Newport City Council
Civic Centre
NEWPORT
NP20 4UR

14th May 2026

Dear Sir

Re: 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):
9 High Street, Caerleon, Newport.
Pl.App.No.: 26/0208

Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website.

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.

Therefore, in order to preserve this structure by record we strongly recommend that a survey is made prior to work commencing. We would recommend that this takes the form of 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). To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model

PLANNING SERVICES
GWASANAETHAU CYLLINIO

Heneb is the trading name of

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

Cwmni Cyfyngedig (1198990) ynghyd ag Elusen Gofrestredig (504616) yw'r Ymddiriedolaeth

The Trust is both a Limited Company (1198990) and a Registered Charity (504616)

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condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded: -

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

The justification for the imposition of the condition would therefore be: -

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), [CIfA regulations, standards and guidance | Chartered Institute for Archaeologists](#) and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member [Looking for an archaeologist? | Chartered Institute for Archaeologists](#).

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully

Mike Jones

Mike Jones BA
Assistant Stewardship Officer

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