

From: Arnall, Guy

Sent: Thursday, July 31, 2025 10:38

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0345 (Ivy Cottage Isca Road Caerleon Newport NP18 1QG)

Hi Lydia

Re: 25/0345 - REPLACEMENT OF WOODEN WINDOWS, FASCIA /SOFFIT BOARDS AND FRENCH DOORS ON SIDE AND REAR ELEVATIONS OF PROPERTY WITH SIMILAR WHITE UPVC WITH INTERNAL/EXTERNAL ASTRACAL BARS (FOR WINDOWS AND DOORS) AND REPLACE EXISTING BLACK PLASTIC GUTTERING AND DOWN PIPES WITH LIKE FOR LIKE

1. The application proposes alteration to fascia and soffits, and windows and doors to the side (north-west) and rear (north-west) elevations of the property.

The side elevation of this property would be considered prominent within Caerleon Conservation Area, due to its location upon the end of the terrace. Therefore, replacement of both timber casement windows and timber bargeboards details with uPVC in this location would not be considered to 'preserve or enhance...character or appearance'.

However, it should be borne in mind that the Article 4(2) Direction within Caerleon CA relates only to development which is considered to 'front onto a highway or an open space'. As the proposed works of alteration are to the side (north-west) and rear (north-west) of the property only, they would not be considered to front onto either (where "open space" means any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground, as per the T&CPA 1990). Therefore, I would suggest that we do not have any control over the proposed works to replace windows, doors, fascia, soffit boards or rainwater goods to said elevations, and they would appear to benefit from 'permitted development.'

Upon the basis of the above, the works are considered acceptable from a heritage perspective.

2. The application also proposes *'replacing existing weathered black plastic guttering and down pipes with like for like.'*

The south-west elevation of the building fronts onto the highway. I am currently unclear whether uPVC rainwater goods are proposed for replacement to this principal elevation. However, provided they are replaced upon a 'like-for-like Basis' (as suggested by the application), then there would be no material alteration - and therefore no resultant impact upon the character and appearance of Caerleon Conservation Area.

3. I see that Cadw have raised no concerns from a Scheduled Monument perspective.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council