

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 23 September 2026 09:09

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0718 (Royal Gwent Hospital Cardiff Road Newport NP20 2UB) (FULL)

Hi Marnie

Re: INSTALLATION OF ROOFTOP PLANT AND ASSOCIATED DUCTING

The site is not located within a Conservation Area, nor is it a heritage asset.

1. Belle Vue Conservation Area and Belle Vue Historic Park and Garden

However, the building is located adjacent to the south-eastern corner of both Belle Vue Conservation Area and Belle Vue Historic Park and Garden (which have a conterminous boundary). This registered area contains several listed buildings, with the nearest being Cardiff Road Lodge, approximately 300m away from the proposed site. Of particular relevance is that significant view within the Grade II Registered Park; one which affords views from the elevated Grade II Pavilion and attached Conservatories (Cadw Ref. 16955) and the Grade II Terracing below (Cadw Ref. 16956), through the treed park slopes below and towards the wider city beyond.

Though the proposed site is detached from the abovementioned heritage assets (being separated by Belle Vue Lane), it is a substantial modern building, set in close proximity. As a result, it inevitably forms an existing and visible eastern backdrop to parts of the southern portion of the park. However, within line of the identified significant view, the heavily treed slopes provide cover within key views from the elevated Grade II Pavilion and attached Conservatories.

Considering the scale and positioning of proposed rooftop works, they will be screened from CA/RHPGs view by the existing and substantial western blocks of the building, resulting in no harmful impact upon the setting of the above-mentioned assets (i.e. the way in which the assets are experienced, understood and appreciated).

2. Clytha Conservation Area

To the eastern side of the hospital site lies Clytha Conservation Area, which extends to the south to incorporate the listed assets of 11 Cardiff Road (Cadw ref: 18174) and 13 Cardiff Road (Cadw ref: 3004)

As identified by the relevant appraisal, key views within the Clytha Conservation Area are predominantly channelled by the streetscapes: Up/down either side of Clytha Square, along Clytha Crescent from either end or from the junction with Mountjoy Place. The generous width of Cardiff Road also contributes to views across from either side, especially across the south-west corner of the Conservation Area. Transport House prohibits such open views from the other side (approximately level with 52 Cardiff Road). There are also local views in which rear elevations are visible and an important network of views traversing the square from one side to the other. The same document also identifies Opportunities for Enhancement, stating that:

"4.3.12 Outside the Conservation Area, there is potential to enhance its setting through considered and sensitive development on the hospital site, and also the working men's club behind 48 Cardiff Road, which fronts onto the east corner of the Conservation Area."

However, again considering the scale and positioning of proposed rooftop works, they will also be screened from CA views by the existing and substantial eastern blocks of the building, resulting in no harmful impact upon the setting of the above-mentioned assets (i.e. the way in which the assets are experienced, understood and appreciated).

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