

Delegated Decision Report

Application No:	25/0404	Statutory Period Expires:	25th July 2025
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Site:	1 Museum Street Caerleon Newport South Wales NP18 1AX		
Proposal:	REPLACE EXISTING CONCRETE ROOF TILES WITH SLATE EFFECT ROOF TILES		
Applicant:	R Penn		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 1 Museum Street is a semi-detached 2no storey property situated in the Caerleon ward. The site is located in the Caerleon Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

3.1 The concrete roof tiles on the rear single storey extension and front elevation are proposed to be replaced with Marley Eternit Thrutone slate effect roof tiles.

4. RELEVANT SITE HISTORY

None.

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP9 (Conservation of the Natural, Historic and Built Environment)
- CE4 (Archaeology)
- GP6 (Quality of Design)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
NONE

6. CONSULTATION RESPONSES

6.1 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST:

No response received to date.

- 6.2 CAERLEON CIVIC SOCIETY:
No response received to date.

- 6.3 PRINCIPAL HERITAGE OFFICER:
There is no single overriding architectural style within Caerleon Conservation Area; however, a generally 'polite' approach is typical of its character; simply ornamented, proportionally balanced and generally modest houses of a domestic scale prevail.

As identified within the CAA, external characteristics of such polite architecture include:

- Rhythmic windows, often with the upper storey windows set high up under the eaves;
- Light-coloured render;
- Two storeys;
- Terraced layout;
- Pitched slate roofs with brick chimneystacks; and
- Occasionally additional classically-inspired ornamentation (e.g. window surrounds).

The large church and museum to the south-western end of Museum Street provide contrast with the collection of domestic buildings (of various ages) to its north-east. The property in question sits amongst them, featuring modern, Redland 49 concrete tiles upon its roof. As such, both it and its immediate neighbours are something of an outlier within the area.

Though the proposed change in materials will upset the unity of the semi-detached pair to a small extent, replacement of the existing with a material which is closer to that fabric so prevalent within (and positively contributing towards) the area will result in positive enhancement of its character and appearance overall.

7. PUBLIC REPRESENTATIONS

Site Notice was put up on 06.06.2025

- 7.1 No responses received to date.

8. ASSESSMENT

- 8.1 Under Article 4(2) of the Town and Country Planning Act 1990, permitted development rights are removed from land and buildings in the Caerleon Conservation Area. The effect of this directive is that development including removal, renewal or alteration to the external covering [including slates, tiles and ridge capping] of the roof covering of a dwelling house are not to be carried out within the dwelling houses and their curtilage without planning permission. 1 Museum Street falls under Schedule One of the listed dwelling houses in the Direction.
- 8.2 CADW have been consulted, as the site comes under an article 4 directive, and have offered no objections to the proposed development.
- 8.3 As the site lies in a conservation area, the development is required to preserve or enhance the character or appearance. There is no single overriding architectural style within Caerleon Conservation Area; however, a generally 'polite' approach is typical of its character; simply ornamented, proportionally balanced and generally modest houses of a domestic scale prevail. The works to the roof are limited to the replacement of roof tiles and therefore do not introduce any harm to visual amenity over and above the existing. The materials of the existing roof are concrete tiles, and it is proposed to replace them with Marley Eternit Thrutone slates effect tiles. Slate tiles can be observed on the roof of the adjacent St Cadoc's Church as well as 1no of the 2no buildings in the Roman Garden of the National Roman Legion Museum. The property in question sits amongst them, featuring modern, Redland 49 concrete tiles upon its roof. As such, both it and its immediate neighbours are something of an outlier within the area. Visually, the proposed replacement tiles are a pleasant addition to the streetscene that blends well with the traditional nature of Museum Street.

- 8.4 The proposal does not seek to remove existing historic features and does not adversely impact the conservation area by way of materials or architectural qualities. This is therefore acceptable in terms of visual amenity and will preserve the character and appearance of the Caerleon Conservation Area.
- 8.5 The Council's Principal Heritage Officer has acknowledged that although the proposed change in materials will upset the unity of the semi-detached pair to a small extent, replacement of the existing with a material which is closer to that fabric so prevalent within (and positively contributing towards) the area will result in positive enhancement of its character and appearance overall and has therefore not raised any objections.

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 minimising 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 Overall it is considered that the proposed development will not harm the character of the Conservation Area. It is therefore considered that the proposals for the replacement of the

existing concrete roof tiles with slate effect roof tiles preserves and enhances the character or appearance of the CA and is compliant with the requirements of the Historic Environment Act (Wales) 2023.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Location and Site Plan 4078-01
- 1 Museum St photos

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

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Location and Site Plan 4078-01
- 1 Museum St photos

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE4, SP9 and GP6 were relevant to the determination of this application.

03 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.