

Delegated Decision Report

Application No:	26/0303	Statutory Expires:	Period	22nd June 2026
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Site:	<i>Concept House Cardiff Road Newport NP10 8QQ</i>			
Proposal:	<i>RENOVATION OF 2 NO. ROOF SECTIONS TO INCLUDE THE REPLACEMENT OF GLAZED ELEMENTS WITH INSULATED METAL PROFILE SHEETING</i>			
Applicant:	<i>D Faddy</i>			
Type:	Full	Ward:	Tredegar Park And Marshfield	
Decision:	GRANTED WITH CONDITIONS			

1. BACKGROUND

- 1.1 This application seeks planning permission for works to the roof of an office building to improve its energy efficiency, whilst also allowing for easier maintenance. The proposals are a continuation of a wider schedule of the same works on the same building, some of which have already been completed, with some awaiting completion following receipt of planning permission (Ref: 24/0812).

2. SITE LOCATION AND CONTEXT

- 2.1 The application site relates to Concept House, Cardiff Road. The building is home to the Intellectual Property Office (IPO), which is the official UK government body responsible for intellectual property (IP) rights including patents, designs, trade marks and copyright. The site is located within the defined limits of development.
- 2.2 The Newport Local Development Plan 2011 – 2016 (Adopted January 2015) identifies the site as being located within the defined limits of development. The site is not subject to any Proposals on the Local Plan Proposals Map, nor any Constraints on the Constraints Map. It is noted however that the site is located near to the Grade I Listed Tredegar House and adjacent to the Tredegar Park Conservation Area and Registered Historic Park & Garden of Tredegar Park. In addition, the Natural Resources Wales (NRW) Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers) and TAN15 Defended Zone.
- 2.3 The wider building consists of several linked office blocks with internal courtyards. Associated car parking surrounds the office blocks and a multistorey car park is positioned to the west of the buildings. The A48 runs adjacent to the northern boundary of the application site.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Full planning permission is sought for the replacement of the glazed sections of part of the existing roof with cladding. The cladding proposed to be used is the Trisomet® external trapezoidal insulated roof and wall panel system.
- 3.2 The sections of roof to be replaced are located above the Innovation and Wellbeing Blocks towards the eastern side of the building.
- 3.3 The works are sought as part of a 'Net Zero' drive, as it has been identified that the glazed elements of the roof contribute to significant heat loss of the office building.

4. RELEVANT SITE HISTORY

Application Number:	Proposal:	Decision:	Decision Date:
24/0812	ROOF ALTERATIONS	Granted with Conditions	05/12/2024
09/0191	PROVISION OF NEW PEDESTRIAN ACCESS GATE FROM CARDIFF ROAD (A48)	Granted with Conditions	15/04/2009

06/0092	DEVELOPMENT UNDER WELSH OFFICE CIRCULAR 37/84 FOR THE ERECTION OF SPLIT DECK MULTI-STOREY CAR PARK LOCATED ON EXISTING SURFACE CAR PARK	Granted with Conditions	08/05/2006
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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 Technical Advice Notes:

Technical Advice Note (TAN) 5: Nature Conservation and Planning

Technical Advice Note (TAN) 12: Design

Technical Advice Note (TAN) 24: The Historic Environment

5.4 Historic Environment (Wales) Act 2023

5.5 Newport Local Development Plan 2011 – 2026 (Adopted January 2015):

Policies SP1 (Sustainability), SP3 (Flood Risk), GP2 (General Amenity), GP5 (Natural Environment), GP6 (Quality of Design), CE4 (Historic Landscapes, Parks and Battlefields) and CE7 (Conservation Areas) of the Newport Local Development Plan 2011 – 2026 (adopted January 2015) are relevant to the determination of this application.

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: It is proposed to partially re-roof the glazed ridges of this large C20 building with solid insulated sheet material. Provided the new matches the colour and finish of that existing roofing material adjacent, there are no concerns from my perspective with regard to impact upon the setting of the nearby Grade I Listed Tredegar House, the adjacent Tredegar Park Conservation Area, or the conterminous Registered Historic Park & Garden of Tredegar Park (Ref: PGW(Gt)48(NPT)).

I would note here that there is a duty to consult Welsh Government (Cadw) upon any development considered '*likely to affect the site of a registered historic park or garden or its setting*' (see Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012). In this case, I would contend that it does not.

6.2 Ecology Officer: No response received.

6.3 Natural Resources Wales: Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 30/04/2026.

We have no objection to the proposed development as submitted and provide the following advice.

The planning application proposes less vulnerable development (renovation of 2 no. roof sections to include the replacement of glazed elements with insulated metal profile sheeting). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers) and TAN15 Defended Zone.

Given the nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal. The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development.

7. PUBLIC REPRESENTATIONS

7.1 NEIGHBOURS: Neighbour notification letters were sent on 30th April 2026, and a Site Notice was displayed on 8th May 2026. No responses from members of the public have been received.

7.2 COEDKERNEW COMMUNITY COUNCIL: No response received.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1 The proposal seeks external works to the roof of an existing office building. In principle, this is considered acceptable. The proposed works are sought as part of the 'Net Zero' drive, as it has been identified that the glazed elements of the roof contribute to significant heat loss. In addition, the use of cladding rather than glazing would allow for easier access to the roof for maintenance purposes.

8.2 Character and Appearance / Amenity:

8.2.1 The proposed works would result in the replacement of the glazed sections of part of the existing roof with cladding. The remainder of the roof would remain unchanged and appears to be covered in metal cladding.

8.2.2 The proposed cladding would be Trisomet® external trapezoidal insulated roof and wall panel system, which is a steel-faced insulated composite panel featuring a trapezoidal external profile. It is considered that the works would relate well to the existing building and those within the immediate vicinity, with the new cladding integrating well with materials currently used at the site.

8.2.3 The application site is well screened from the public realm by mature vegetation along its northern and southern boundaries. Whilst some views of the new roofing would be afforded from the public realm, when seen it would be read in the context of the existing building, to which it would not appear out of place.

8.2.4 It is noted that no objections have been received from members of the public following the public consultation of the application.

8.2.5 Overall, it is considered that the works would not appear as out of place within their context, neither would the proposal result in harm to local amenity. As such, the works are considered to be in accordance with Policies GP2 and GP6 of the NLDP (2011 – 2026).

8.3 Biodiversity:

8.3.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks

and features of importance for biodiversity. It is noted that the application has not been accompanied by a Green Infrastructure Statement and the plans do not provide any biodiversity net gain. In this instance, given the nature and very minor scale of the proposed development, this is not considered to warrant the refusal of the application.

- 8.3.2 The application is not supported by any information relating to European Protected Species (EPS), however it is not considered that the works proposed would impact upon EPS. Notwithstanding this, an informative regarding EPS can be added should planning permission be granted.

8.4 Flood Risk:

- 8.4.1 NRW's Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers) and TAN15 Defended Zone. The use of the site is already well established, of which the proposal would not alter. In addition, the works relate to the roof of part of the building only, which would not change the flood risk of the site or increase flooding elsewhere. No objections have been received from NRW.

8.5 The Historic Environment:

- 8.5.1 As noted above, the application site is located nearby the Grade I Listed Tredegar House, Tredegar Park Conservation Area and the Registered Historic Park & Garden of Tredegar Park. The Historic Environment (Wales) Act 2023 places a duty on Local Planning Authorities to preserve or enhance designated historic assets when considering planning applications. In this case, as the new roofing would be in keeping with materials already used at the application site, it is not considered that the proposal would result in harm to the setting of the nearby historic assets. Consultation has been undertaken with the Council's Principal Heritage Officer and no objections have been raised.

- 8.5.2 It is also noted that the LPA has a duty to consult Welsh Government (Cadw) upon any development considered *'likely to affect the site of a registered historic park or garden or its setting'* (see Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012). In this case, the Principal Heritage Officer has contended that the proposal would not affect the site or its setting and therefore consultation with Cadw has not been undertaken.

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 The proposal is considered to comply with the aforementioned local and national planning policy and is considered acceptable.

11. RECOMMENDATION

Approve subject to the following conditions:

(01) The development shall be implemented in accordance with the following plans and documents: Application Form, Site Location Plan, Proposed Site Plan, Roof Plan Showing Extent of Works, Planned Works Detail and Material.

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

NOTES TO APPLICANT

(01) The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1 (Sustainability), SP3 (Flood Risk), GP2 (General Amenity), GP5 (Natural Environment), GP6 (Quality of Design), CE4 (Historic Landscapes, Parks and Battlefields) and CE7 (Conservation Areas) of the Newport Local Development Plan 2011 – 2026 (adopted January 2015) were relevant to the determination of this application.

(02) Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

(03) The applicant is alerted to their responsibilities under the amended Wildlife and Countryside Act 1981 should any nesting birds or their nests be discovered during any construction works.

(04) Bats often roost in houses and other buildings and trees, and work on these buildings/trees may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/trees in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

- a. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.
- b. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be

contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

- c. Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.
- d. NRW can be contacted at: Natural Resources Wales, Rivers House, St Mellons Business Park, St Mellons, Cardiff CF3 0EY, 0300 065 3000
- e. Bat Conservation Trust can be contacted at: Bat Conservation Trust, Studio 15 Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228