

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 23 September 2026 09:37:58 UTC+01:00
To: "Sanders, Francesca (Senior Planning Officer)"
<Francesca.Sanders@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0723 (6A Station Road
Caerleon Newport NP18 1NH) (FULL)

Hi Francesca

Re: CHANGE OF USE OF GROUND FLOOR COMMERCIAL UNIT FROM RETAIL (USE CLASS A1) TO
FINANCIAL AND PROFESSIONAL SERVICES (USE CLASS A2)

The existing corrugated roof is an atypical and rather unsightly material for a conservation area wherein roofing material is characterised by clay tile and slate. It is, therefore, not considered to make a positive contribution towards its character or appearance.

The accompanying Design, Access, and Heritage Statement states that: *"A slate of a blue-grey colour will be used, chosen to match the natural slate roofs nearby, with a matching ridge detail. The Council may wish to approve the final specification and a sample by condition."*

Whilst the proposed replacement in natural slate will result in distinct enhancement, I would suggest that these material specifications could be sought upfront, to avoid the imposition of any conditions considered necessary to this regard.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 21 September 2026 14:15
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0723

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0723

Address: 6A Station Road Caerleon Newport NP18 1NH

Proposal: CHANGE OF USE OF GROUND FLOOR COMMERCIAL UNIT FROM RETAIL (USE CLASS A1) TO FINANCIAL AND PROFESSIONAL SERVICES (USE CLASS A2)

submitted on 17 September 2026.

View details of 26/0723 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0723&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cb2b7ad0a919d4beab7d508df17e24892%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639255933944333671%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=k6PsTutuysO%2Bad16jsk2Mq%2BpT7%2Fu1x%2B1UCEPkDagE54%3D&reserved=0>

Your sincerely
Development Management