

Aldous, Catherine (Senior Planning Officer)

From: Arnall, Guy
Sent: 18 June 2026 08:32
To: Aldous, Catherine (Senior Planning Officer)
Cc: Foote, Adam (West Area Development Manager)
Subject: RE: Planning Consultation Request for case ref: 26/0222 (Kingshill House, Office G Stow Hill Newport NP20 4EA) (FULL)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Catherine

Re: PROPOSED SITING OF STORAGE SHED AND TIMBER DECK WITH BALUSTRADE, ALONG WITH INSTALLATION OF SOLAR PANELS

History of Kingshill House and Grounds

The town of Newport was carved out of lands that previously formed part of the manor of Stowe, centred on Stow Hill, with the earliest known map of Newport (dated c1750) showing the borough's boundaries cutting through existing fields. The property of *Kingshill* is referred to within the charter of Humphrey earl of Stafford (3rd April 1427) as laying within the boundary of the medieval borough.

By the tithe map of 1841, the present house had been constructed (as an Early-C19 villa also known as *Kingshill*), on land owned by Lord Tredegar and leased by Thomas Hughes. The property had lodged access from both Stow Hill to the north-west (adjacent the Vicarage as today) and from Commercial Street to the east (via Palmyra Place adjacent to St Paul's Church - and now curtailed by later development). The property was surrounded immediately by lawns, with ancillary buildings (presumably stables etc) to the south-west –today the sites of *The Orchards* and *Bishopstow*. To the north and south were extensive pastures, with small areas of plantation located to the north of the house and following the site's long eastern boundary (today the north-south boundary to the rear of *St Paul's Clinic* and *Kingsvale*).

By 1881, pastures to the north had been developed as the large semi-detached properties to Park Square, but remainder of the site's extents was unchanged, with a proliferation of treed plantation immediately surrounding the house to the north and west. Lawns to the south and east of the house were curtailed by the still existing steep banking, also tree-planted, with two meandering pathways through, and acting as a naturalistic woodland belt that surrounded the now-reduced estate, to make the property feel like what Henry Repton once described as a self-contained "little kingdom".

By 1917, much of the former pasture to east and south had been given over to allotments and, by the OS map of 1938, Keynsham Avenue and Queen Street were under construction, the former utilising the former driveway access to Commercial Street, and both curtailing the south-eastern boundary of the place's once-expansive grounds to the still treed line of bank.

Setting of Kingshill House

The Grade II Listed asset of Kingshill House is still set within what the list entry describes as "*extensive grounds, about 200m E of St Woolos.*" Access to the site is from higher ground to the north-west, via the original driveway, where elevated glimpsed views are afforded of the property through the mature trees still located to the north-west of the house. As one passes along the sweeping drive, the property's fine southern elevation is revealed, still set against a backdrop of trees which formed the banked plantation seen in the OS map of 1881. Though a number of trees to the east of the house have been lost (revealing long views of the city), this green backdrop and distinct sense of historic enclosure contribute very positively towards the setting (and therefore significance) of the listed asset.

Observations on Proposals

Photovoltaics

It is proposed to install a significant PV array along the south-east facing bank. This would essentially be unseen within principal views from the asset and its immediate surroundings (due to the topography of the site), and within any long-range public views of the asset from the lower ground to the east (due to the development of Keynsham Avenue). However, such a wide-ranging installation would surely require the loss of a number of those (TPO) trees which originated as part of a C19 plantation bank and which make a very positive contribution towards the setting of the asset. This would result in harm to setting (and therefore significance).

It has also not been made clear how the proposed array would be connected to the house – something which might well require listed building consent, should any new penetrations or fixings be required.

Proposed Deck and Storage Shed

It is proposed to re-landscape the existing bank to the north-eastern corner of the grounds, to construct a deck over storage shed, with steps adjacent. This development has already been undertaken. Though located away from the asset to the north-east, the proposed introduces a modern and artificial-grass-clad structure within the historic grounds of the asset, which, as one approaches, is an unsightly and incongruous structure which intrudes into views of the verdant treed bank of C19 origins, and results in harm to the setting of the asset.

It should also be noted here that, though the existing artificial grass (which overlays previous hardstanding) has been in situ since before June 2023 (and is therefore beyond the scope of enforcement), it is considered harmful to the setting of the asset. Any extension of this artificial finish (as proposed) would constitute further harm.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

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

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 30 April 2026 11:48

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

Subject: Planning Consultation Request for case ref: 26/0222

Dear Principal Heritage Officer

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

App Number: 26/0222

Address: Kingshill House, Office G Stow Hill Newport NP20 4EA

Proposal: PROPOSED SITING OF STORAGE SHED AND TIMBER DECK WITH BALUSTRADE, ALONG WITH INSTALLATION OF SOLAR PANELS

submitted on 23 March 2026.

View details of 26/0222 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0222&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cc281bd55ec704cc116e708dea6a5f595%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639131429012194053%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilskFOLjoiTWfPbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=01QTgz%2BDhXqpvDKW%2FKjB3bieAdeQ6ZCaJdKz9yNsJ9A%3D&reserved=0>

Your sincerely
Development Management