

Brinkworth, Emma (Planning Officer)

From: Arnall, Guy
Sent: 29 July 2026 07:34
To: Brinkworth, Emma (Planning Officer)
Subject: RE: Planning Consultation Request for cases ref: 26/0101(FULL) & 26/0342 (LBC) - Felthorpe College Road Caerleon

Hi Emma

RE: Planning Consultation Request for cases ref: 26/0101(FULL) & 26/0342 (LBC) - Felthorpe College Road, Caerleon, Newport

Revised comments following another site visit and further discussion.

1. Legislative Background

Section 96 of the Historic Environment Wales Act 2023 states that:

(1) On determining an application for listed building consent, a planning authority or the Welsh Ministers may grant or refuse consent.

(2) In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—

(a) the listed building to which the application relates,

(b) the setting of the building, and

(c) any features of special architectural or historic interest the building possesses.

(3) Listed building consent has effect for the benefit of the listed building and the land on which it is situated, and of all persons for the time being interested in the building and land; but this is subject to the terms of the consent.

The ‘special regard’ duty has previously been tested in the Court of Appeal in terms of the Planning (Listed Buildings and Conservation Areas) Act (1990), wherein ‘Barnwell Manor’ (Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council & Others [2014] EWCA Civ 137) concluded that “considerable importance and weight” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting.

The primary objective of Planning Policy Wales (Edition 12, February 2024) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW12 takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan-making and the decision-making process. Chapter 6 – *Distinctive and Natural Places: Recognising the Special Characteristics of Places (The Historic Environment)* - is relevant to the assessment of this application, in particular the following statements:

The Welsh Government's specific objectives for the historic environment seek to...safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved and...preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous; (para 6.1.6)

For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future (6.1.11).

The demolition of any listed building should be considered as exceptional and require the strongest justification (6.1.12).

Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed (6.1.13)

PPW is supported by a series of more detailed Technical Advice Notes (TANs), including TAN 24: The Historic Environment (March 2026).

Section 5 of TAN 24 covers listed buildings, with paragraph 5.9 setting out the following in respect of the need for LBC:

"The Historic Environment (Wales) Act 2023 requires any works of demolition, or alteration and/or extension of a listed building which would affect the character of the building as one of special architectural or historic interest, to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the planning authority. Planning Policy Wales sets out that the aim for listed buildings should be 'to find the best way to protect and enhance their special qualities, retaining them in sustainable use.'"

Paragraph 5.14 of TAN24 advises that when determining a listed building consent application, the local planning authority should consider the following issues:

"When determining a listed building consent application, the planning authority should consider the following issues:

- *The importance and grade of the building and its intrinsic architectural or historic interest.*
- *The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- *The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- *The impact of the proposed works on the significance of the building.*
- *The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many Grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension."

It further advises that:

“Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and ownership may themselves be aspects of the special interest of the listed building. When applicants and the planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest of a listed building through the process of alteration, extension or re-use is exacting and should always be based on specialist knowledge and skill to realise the benefits that well-designed interventions can bring.” (para 5.15)

Other relevant evidence or policy guidance include:

- Cadw, *Conservation Principles* (2011)
- Cadw, *Managing Change to Listed Buildings in Wales* (2017)
- Cadw, *Heritage Impact Assessment in Wales* (2017)
- Cadw, *Setting of Historic Assets in Wales* (2025)

The Newport Local Development Plan 2011-2026 (adopted in January 2015) sets out the relevant planning policies at the local level, insofar as heritage matters are concerned. The adopted plan sets out objective 5 that is *“To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment”*.

Thereafter, Strategic Policy SP9: Conservation of the Natural, Historic and Built Environment sets out the local authority’s approach in this respect:

“The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.”

Schedule 13, paragraph 90 of the Historic Environment Wales Act (2023) inserts a new section (314A) into the Town and Country Planning Act (1990) which, in Wales, imposes the duty (derived from section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990) that:

*“314A Wales: duties relating to listed buildings and features of architectural or historic interest
(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the Welsh Ministers or a local planning authority in Wales must have special regard to the desirability of preserving—
(a) the listed building,
(b) the setting of the building, or
(c) any features of special architectural or historic interest the building possesses.”*

The “special regard” duty has previously been tested in the Court of Appeal under the Planning (Listed Buildings and Conservation Areas) Act (1990), wherein *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council & Others* [2014] EWCA Civ 137 confirmed that “considerable importance and weight” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting.

Planning Policy Wales (Edition 12, 2024) states that:

“6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting, or any features of special architectural or historic interest which it possesses.”

Regarding historic assets and their Setting, Newport LDP (2011 -26) states that:

“4.18 There will be a presumption in favour of the retention, safeguarding, conservation and enhancement of sites recognised as being of archaeological or historic interest including Listed Buildings, scheduled ancient monuments, Conservation Areas, locally Listed Buildings, historic parks & gardens, historic landscapes and the setting of such sites, buildings and areas.”

4.19 Listed Buildings play a significant role in the townscape and architectural heritage of the area and the Council attaches the upmost importance to their preservation. The Council, in the determination of applications for Listed Building consent, is expected to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” The Council will consider using all available powers to protect the historic environment, including, in appropriate cases, serving repairs notices, enforced sales and Compulsory Purchase Orders or in the case of vacant buildings, carrying out emergency repairs and seeking reparation from the owner subsequently. Supplementary Planning Guidance on Repairs and Alterations to Listed Buildings will be prepared. The Council will continue to monitor its Register of Buildings at Risk Through Neglect and Decay in order to secure the safeguarding of important buildings.”

Newport City Council’s Local Development Plan 2011 – 2026, adopted in January 2015, sets out objectives and policies relating to the conservation of the built environment.

Objective 5 – Conservation of the Built Environment is *“To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment.”*

The Plan acknowledges that *“the quality of the built environment is a contributor to the quality of life”* and that *“Newport has a variety of interesting buildings and structures, including within the City Centre where many fine Victorian buildings remain”*.

Paragraph 4.19 acknowledges that *“Listed Buildings play a significant role in the townscape and architectural heritage of the area, and the Council attaches the upmost importance to their preservation.”*

Policy CE4 of the Newport LDP (2011-26) states that:

“Sites included in the Register of Landscapes, Parks and Gardens of Special Historic Interestshould be protected, conserved, enhanced and where appropriate, restored. attention will also be given to their setting.”

It goes on to state:

“4.22 The Register of Parks and Gardens of Special Historic Interest in Wales lists 11 sites within Newport, which are identified on the Constraints Map. The sites recognised are: Kemeys House, Llanwern Park, Machen House, Beechwood Park, Belle Vue Park, Bryn Glas, St Woolos Cemetery, Pencoed Castle, Plas Machen, Tredegar Park, Nos. 15 & 17 Stow Park Circle. All applications affecting those sites graded I and II will also be referred to Cadw, the Welsh Government’s Historic Environment Service. The purpose of the Register is not to preclude development but to prevent damage to features of the site, such as the historic layout, structure, and built features as well as planted elements. The site designation process includes denotation of the site’s essential setting and significant views which are important considerations in ensuring that the historic and visual characteristics of the historic parks and gardens are conserved.”*

The Newport Local Development Plan 2011-2026 (adopted in January 2015) sets out the relevant planning policies at the local level, insofar as heritage matters are concerned. The adopted plan sets out objective 5 that is *“To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment”*.

Thereafter, Strategic Policy SP9: Conservation of the Natural, Historic and Built Environment sets out the local authority's approach in this respect:

"The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals."

'Planning Policy Wales Technical Advice Note 24: The Historic Environment' (2017) states that:

'1.25 The setting of a historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right, but has value derived from how different elements may contribute to the significance of a historic asset.'

1.26 It is for the applicant to provide the planning authority with sufficient information to allow the assessment of their proposals in respect of scheduled monuments, listed buildings, conservation areas, registered historic parks and gardens, World Heritage Sites, or other sites of national importance and their settings. The principles for assessment, however, are equally applicable to all historic assets, irrespective of their designation. For any development within the setting of a historic asset, some of the factors to consider and weigh in the assessment include:

- The significance of the asset and the contribution the setting makes to that significance*
- the prominence of the historic asset*
- the expected lifespan of the proposed development*
- the extent of tree cover and its likely longevity*
- non-visual factors affecting the setting of the historic asset such as noise.*

The planning authority should be able to provide guidance to the applicant during pre-application discussions on the amount of information required to support a proposal. This may include providing a heritage impact statement if the proposal is likely to have an impact on a historic asset. How setting is to be addressed by the applicant should also be considered as part of any pre-application discussions.

1.27 Other factors which may affect the setting of a historic asset include; inter-visibility with other historic or natural features, tranquillity, noise or other potentially polluting development though it may have little visual impact.

1.28 There will be cases where a proposed development will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development. Mitigation of damaging effects could be achieved through good design and in some cases screening or landscaping.

1.29 The planning authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset, or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.'

Paragraph 6.1.10 states that:

'There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.'

Cadw has published the following guidance that is also relevant to this proposed development:

- Managing Change to Listed Buildings (2017)

- Heritage Impact Assessment in Wales (2017)
- Setting of Historic Assets (2017)
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011)

With regards to the extent of listing, Section 76(5) of the Historic Environment (Wales) Act 2023 states that:

In this Act “listed building” means a building included in the list maintained under this section, and includes—

(a) any structure or artificial object that is fixed to the building and ancillary to it;

(b) any other structure or artificial object that—

(i) forms part of the land and has done so since before 1 July 1948, and

(ii) was within the curtilage of the building, and ancillary to it, on the date on which the building was first included in the list, or on 1 January 1969, whichever was later.

76(5) (b)(i) requires that the building was constructed before 1 July 1948. This part is satisfied, as map evidence shows that *Felthorpe* had been built by this time, i.e. it ‘*formed part of the land*’ before 1 July 1948.

76(5) (b)(ii) Is satisfied as *Felthorpe* was within the curtilage of the building, and ancillary to it at the time of listing, on 02/03/2017, as it was in college use by May 2016.

Felthorpe is therefore considered to be ‘curtilage-listed’ with the Former Caerleon Teacher Training College Building (Cadw Ref. no. 87729), and both FULL and LBC applications have been made.

2. Analysis

2.1 Significance

Principal elevation of the property presents a Neo-classically inspired façade of good design, material and proportion; constructed in ‘pressed-red’ brick, with multi-pane timber sliding-sash windows, a slated and hipped roof, cast iron rainwater goods, and a prominent decorative corbelled brick chimney stack to the north-western elevation (with buff square pots). However, the whole has a subtle asymmetry, revealing traces of an Arts-and-Crafts aesthetic. To the upper storey, the paired middle windows are offset to the north, and, to ground level, a faceted bay window is offset in the other direction, topped by a wrap-around veranda. Adjacent to the bay is a small window which serves the hallway WC. All identified as original features; they are prominent upon the front elevation and make positive contribute towards the architectural and historic interest of the asset. As identified within the HIA, the porch is likely a later addition, one which has been built forward of the veranda line with a prominence which imposes something of an unwarranted symmetry.

This prevailing form and materiality are reflected within other listed buildings on the site – most notably the residential-scale GII Principal’s Building (Cadw ref. 87726) and the GII Caretaker’s / Gardener’s Lodge (Cadw ref. 87727). *Felthorpe* is therefore considered to make a generally positive contribution towards the significance of these college buildings, as well as towards the grand mixed Revival style college building itself (Cadw ref. 87729) which, altogether, have a significant group value.

To the rear of *Felthorpe*, there are further, characterful features, including a single storey ‘*Sunroom*’ with large, faceted bay. The mono-pitch outshot with small chimneystack (which perhaps once featured wash house, lavatory, and coal house) also appear to be of some interest (though map

evidence makes clear that these are later additions). Internally, there remain features of interest too, including the central bay staircase, traces of egg-and-dart moulded cornices, and other, fragmentary surviving features. However, these obviously less prominent features are considered to make substantially less of a positive contribution towards both the significance of the parent asset group, and the setting of adjacent assets (see below). I would therefore conclude that there is considerably more room for alteration here.

2.2 Setting

Felthorpe has a particularly close contextual relationship with the adjacent Grade II Listed Gate Piers (Cadw Reference Number 87728). It immediately overlooks principal approach to the former College buildings and provides first introduction to the classically inspired built forms of the listed asset group. This positioning, and the generous green curtilage which still surrounds it, are therefore considered to make positive contribution towards the setting of *Felthorpe* itself; positive contribution towards this adjacent listed gateway; and positive contribution towards the setting of the listed building group upon the site. This setting, in turn, makes a positive contribution towards the significance of *Felthorpe* as a curtilage-listed asset.

Indeed, during recent development of the wider site, considerable care has been taken to ensure that the generous curtilage of *Felthorpe* has been maintained, with the extent of modern development which fronts College Road having been curtailed to the south-east of the building. Thought has also been given to the form and materiality of this new development; its red brick construction and hipped roofs make clear reference to the existing buildings upon the site (including *Felthorpe*), to reduce harmful impact upon the setting of both the principal listed building group, and the curtilage-listed asset in question.

2.3 Impact upon special interest of the asset (LBC aspects)

I am pleased to see that the characterful principal front portion of this asset is proposed for retention, thus sustaining primary contribution made by *Felthorpe* towards significance of the asset group - and their setting. It has previously been noted that there is much greater potential for alteration to both the interior of the building and its lesser-seen rear elevation, due to the curtilage-listing status of the asset in question - and the minimal contribution these features make towards the setting and significance of the principal asset group. The principal of intervention in this location is therefore considered acceptable.

It is proposed to demolish the rear of the property, to build a new extension of essentially matching width and roof form, creating a house of double-pile plan. This is certainly not an uncommon traditional planform and, considering the conclusion outlined above, this approach is supported. However, any such (virtually flush-finished) extension, which mirrors the form and materiality of the existing front portion, will require very careful material selection and detailing to ensure a cohesive finished result, particularly within those oblique views available from College Road.

- **Roof**
- Prominent upon the building, the existing corbelled brick stack (and its characterful pots) makes a positive contribution towards special interest. It has now been made clear within revised drawings that this will be retained.
- Though clear that the roof of this asset (including the front porch and veranda) once featured lead-roll ridge finishes, these have since been replaced with red, butted, half-round ridge tiles. Considering that the other listed assets within the site (outlined above) feature tiled hip finishes, it is accepted that current arrangements contribute towards a cohesive character for the wider listed group and may be retained (as now indicated within proposed drawings).
- According to proposed drawings, the roof will be “*finished in natural slate to match the existing*”. A sample of natural slate has been reviewed on site (and forms part of the application) and is considered to suitably reflect the materiality of the existing roof pitches.

- Previous drawings stated that existing rainwater goods are “*black PVC*”. They are, in fact white-finished, with ornate ogee-form guttering to the prominent existing roof edge. This has now been amended, to show existing guttering rainwater goods “*carefully taken off, stripped and repainted.*” Where new are required, they are proposed to be “*aluminium guttering to match existing*”. This is considered an acceptable approach, pending details secured via condition prior to installation (see below).
 - All proposed eaves to new extension will reflect the ‘open’ design of the existing, to ensure a cohesive finished appearance. Further details have been conditioned.
 - It is now proposed to remove the existing enclosed porch to the front elevation and continue the existing veranda roof through, to cover the principal entrance. As suggested within the HIA, this is likely the as-built arrangement and on-site examination of porch joinery makes clear this is later fabric. Further details have been conditioned for these works, to be submitted prior to commencement in this area.
- **Masonry**
- The existing brick is a smooth ‘*pressed red*’ typical of the era. This fabric makes a strong contribution towards special interest of the asset and marries well with the Old Red Sandstone materiality of the listed group and their associated structures. It was previously proposed to “*sand blast*” the existing brickwork: a highly aggressive means of cleaning which would likely permanently abrade the surface and, if wet abrasive blasting was used, would saturate the built fabric. Such proposals have now been eliminated.
 - Materiality for the new rear addition is considered critical to a successful extension of such size. It is now intended to “*match that of the existing*” utilising Furness Brick “*Old Victorian Pressed Medium Dark*”. This considered to be a good choice of product which will, if suitably laid and pointed, successfully harmonise with the existing both in terms of masonry unit size and finished appearance. To ensure a high quality of materials and workmanship, a sample panel has been conditioned.
- **Windows**
- Existing windows are multi-pane timber sliding sash windows. First consideration should always be for preservation of original windows, with secondary glazing installed, as necessary. However, close examination on site indicates that several existing windows have been later replaced, to include slimline double-glazing with aluminium spacer bars to their perimeter - and that most are in very poor condition. Upon that basis, it is now proposed to replace existing windows with new timber sliding sashes, incorporating slimline double-glazing with perimeter seals coloured to match the finished paint colour. In addition, the new will be of the “*Queen Anne Revival*” style, with multiple panes to upper sashes (to match existing arrangement), and single pane lower sashes. Though this will clearly alter finished appearance, such an approach will reflect arrangements within those associated domestic assets (see the Principal’s and Caretaker’s Houses), resulting in further harmonisation of the listed group. Details for the proposed windows have been conditioned.
 - Considering the large patio doors to the unseen ground floor rear of the new extension, it is now proposed to insert suitably designed aluminium sliding sash windows into the new rear extension. Considering this context- and their relatively low visibility – such an approach is acceptable, provided that the new are of suitably high quality.
 - Site examination also reveals that existing external windowsills are likely to be later replacements; formed in concrete with timber nosing applied to achieve external moulding detail (and the whole lead-covered). It is now proposed to replace these existing sills in bath stone. This will result in some enhancement to the principal elevations of the asset.
 - Brick-arch masonry window heads are also now shown within the new extension. These are proposed to be ‘rough’ brick arches as per the existing structure, to ensure a cohesive finished appearance for the whole.
 - Details for the abovementioned windows and their masonry surrounds have been secured via condition.

- **Retaining Wall and Steps to south-east (including associated flagstones)**
- These structures are attached to the asset via the veranda posts and, in combination with their associated flagstones (see below), make a positive contribution towards the special interest of the principal elevation of the asset. Therefore, LBC is required for any works which may impact upon the special interest of these attached features. As such, a condition has been added regarding methodology and material specification.

2.4 Setting Impact (FULL aspects)

I am pleased to see the garage now relocated further towards the rear of the site. Though this will result in an extended hardstanding driveway area, it will maintain the spacious character of the building's existing curtilage, and reveal more of its classically inspired built form, particularly within south-easterly views from College Road.

- Landscape Plan, Site Block Plan and Plant Schedule all show a square-plan garage with hipped roof. However, as originally submitted, proposed garage elevations showed a gable-roofed structure of standard *Redrow* design. Considering its location in such close proximity to the asset, it was considered that both the form of the proposed structure - and its material finishes - needed further consideration. This has now been amended (Drawing [PP] 04), to show a building which is reflective of both the form and materiality of the adjacent asset (and the wider group). Proposed garage materials are stated "*to match that as agreed on dwelling.*" However, further construction details have been secured via condition, to be approved prior to its construction.
- Proposed landscape plan previously showed removal of all existing flagstones to the perimeter of the asset (including those loose within the site) and replacement throughout with a resin-bound finish: including to driveway, to prominent pathway to the front of the asset, and to the paved area directly beneath the existing veranda (and its associated dwarf wall). This approach was considered to be harmful to the asset. As such, the revised Landscape Plan now shows retention/re-use of the extant stone flag finish to the immediate asset perimeter (including veranda, and associated steps down to garden at southern corner), and a "*natural stone*" threshold against the highway. Materials and details for any works to supplement existing flagstones, for proposed threshold pavements, or to perimeter steps/dwarf veranda wall, have all been conditioned.
- The Heritage Statement states that: "*for the sake of privacy, a simple metal fence, painted black, is proposed for the street front of the property.*" This is proposed to be "*1.2m high black metal fencing*" within drawing no. [PP] 03. Details for the proposed fence are very plain and could certainly be more ornate (taking inspiration from the immediately adjacent listed gateway). However, they will be read against the proposed laurel hedging, and I have no real issue with the proposed design.
- The high timber fencing to the boundary of the college road entrance is proposed for retention. Though unsightly (and >1m in height against the highway), the brick wall to the rear is lost, it is not affixed to the Grade II Listed gate pier and appears to have been in situ for at least four years.

Conclusion

Pending satisfaction of the conditions outlined below, the special architectural and historic interest of the principal listed asset (Former Caerleon Teacher Training College Building, Cadw Ref. no. 87729) and its group (Gate Piers at the University of South Wales Caerleon Campus Cadw Ref: 87728, Principal's Building Cadw ref. 87726 and the Caretaker's / Gardener's Lodge (Cadw ref. 87727) – and their setting - will be preserved.

Conditions (for both FULL and LBC applications – Please delete/amend Reasons as deemed appropriate)

For the avoidance of doubt, the existing chimney stack and associated chimney pots shall be retained.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

A one metre square representative sample of proposed brickwork (and associated pointing) for the works of extension to the existing building approved as part of this application shall be prepared for inspection on site and approved in writing by the Local Planning Authority prior to commencement of works to which the condition relates. The work shall be implemented in accordance with the details hereby approved.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details for proposed eaves to the extension roof, to a minimum scale of 1:10 @ A1, with larger scale details to sufficiently describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to their construction.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details for all proposed new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

All proposed timber sliding sash windows shall incorporate slimline double-glazing with perimeter seals coloured to match the finished paint colour and have a traditionally puttied exterior finish. Details for the proposed shall include their position within masonry surrounds (including their new masonry sills). They shall be drawn to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed units. All such details shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details of any proposed external doors, to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed units, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details for proposed aluminium sliding sash windows within the new extension, to include their position within the masonry surrounds (and their new arched masonry heads and new sills), to a minimum scale of 1:10 @ A1,

including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed units, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details for proposed extension of the existing veranda roof (to include proposed timber posts and roof abutment detailing) to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of said works.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details (methodology and specification) for any proposed works to the masonry retaining wall and its associated steps to the south-east of the asset shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of said works.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Conditions (for FULL application only)

Details of the proposed Garage, to include proposed materials, doors, and roof eaves, to a minimum scale of 1:50 @ A1, with larger scale details as necessary to sufficiently describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the structure.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details for any new paving slabs to the perimeter of the building shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Details of finish materials to the proposed driveway (to include samples of resin-bound driveway, kerbstone finishes and stone paving to highway threshold) shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.

Notes

- Can we please ensure that the previously supplied Window Specification supporting information does not form part of the approved information as these are no longer relevant to the application.
- Please note that Tan 24 has now been updated (March 2026) - any references to this document within your LBC report should be updated to reflect this change.

- As this LBC application is for a GII Listed asset, it may be determined under my delegated powers. Please add the following to the conclusion of your LBC report: ***This conclusion is the view of named Building Conservation Officer with the appropriate Cadw LBC delegation: G. Arnall.***

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

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