

From: Arnall, Guy

Sent: Tuesday, November 18, 2025 10:46

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0797 (Clwyd House Cold Bath Road Caerleon Newport South Wales) (Non-Material Amendment)

Hi Lydia

Re: NON-MATERIAL AMENDMENT APPLICATION VARY CONDITION 1 (APPROVED PLANS) OF 21/0904 REPLACEMENT OF WINDOWS AND DOORS AND ADDITION OF CLADDING TO THE HOUSE. AMENDMENTS INCLUDE CHANGE OF COLOUR OF WINDOWS, DESIGN OF TWO WINDOWS, BACK DOOR AND FRONT DOOR

History

Heritage comments for 21/0904 concluded that:

“Clwyd House forms one half of a pair of mid-20th century semi-detached houses, which are not noted as positive contributors to the Caerleon Conservation Area in which they stand. It is normally desirable to preserve the symmetry of such pairs of houses and the proposed timber cladding is not a material which is part of the local vernacular. As such, it is difficult to consider that the proposals would preserve or enhance the character of the conservation area.

No clear details of the proposed replacement windows have been provided, but the elevations suggest these would be similar to the existing. Whilst this would not seem to have any impact on the character of the conservation area, it would seem preferable to match the proportions of the windows to the adjacent house in order to return some unity to the pair.”

22/0034 saw a NMA to the above approval.

Observations

Article 4(2) controls within Caerleon Conservation Area restrict 'permitted development' for the alteration of windows and doors which front the highway.

Regarding previous heritage observations, I would agree that reunification of details to the semi-detached pair is certainly desirable.

Front Door

This application proposes deviation from the previously approved composite door with single central glazed panel, to one featuring paired glazing to upper panels. This is a much more traditional arrangement, one which also matches more closely with the neighbouring property (Salu) and constitutes some enhancement over the existing.

Windows

As shown within the Proposed Elevations drawing, windows to the front elevation will now result in an arrangement which essentially matches that to next-door. The proposed change from "*Irish Oak*" to "*AnTeak*" will result in a darker finish and bring further unification of the semi-detached pair.

Conclusion

The proposed will result in some enhancement to the character and appearance of Caerleon Conservation Area.

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