

Delegated Decision Report

Application No:	25/0763	Statutory Period Expires:	28th November 2025
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Site:	27 Backhall Street Caerleon Newport NP18 1AR		
Proposal:	INSERTION OF ROOF LIGHT IN REAR ROOF SLOPE, INSERTION OF SECOND FLOOR SIDE WINDOW AND OTHER RENOVATIONS TO INCLUDE WORK TO SILLS, RENDER, VERGE AND ROOF		
Applicant:	D Antsey		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 27 Backhall Street is a Grade II Listed Building (Cadw Ref: 2957). The asset is prominently located within Caerleon Conservation Area (CE7) and the Archaeological Sensitive Area of Caerleon (CE6).

3. DESCRIPTION OF DEVELOPMENT

3.1 Planning permission is sought for remedial works including the rectification of the defective roof details by the removal of bargeboards and reinstatement of verge detail, repairs to leadwork and slates at eastern stack, the removal of defective render and application of repairs in accordance with Ty-Mawr specification and the replacement of glazing. It is also proposed to reopen the existing stairway window, introduce a roof light to the second-floor bedroom area above the courtyard, adjust the bedroom partition, replace the current patterned glass with 11mm hand drawn double glazed units to the existing sashes, replace the concrete sills with natural stone and complete works to en-suite bathrooms.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
12/0010	LISTED BUILDING CONSENT FOR RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS	REFUSED	22.03.2012
12/0009	RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS	REFUSED	12.03.2012
10/0081	LISTED BUILDING CONSENT FOR REPLACEMENT OF STAIRCASE AND ASSOCIATED ALTERATIONS	GRANTED	02.11.2010
02/0634	REBUILDING OF GABLE WALL	GRANTED WITH CONDITIONS	17.07.2002
02/0349	LISTED BUILDING CONSENT APPLICATION FOR REBUILDING OF GABLE WALL	GRANTED WITH CONDITIONS	16.05.2002
01/0363	PARTIAL DISCHARGE OF CONDITIONS 01(DETAILS OF JOINERY), 02(DETAILS OF INTERNAL DOORS & OTHER FEATURES) & 06(SCHEDULE OF WORKS) OF PLANNING APPROVAL REFERENCES 00/1219/LB & 00/1218/F	APPROVED	25.05.2001

00/1219	LISTED BUILDING CONSENT APPLICATION FOR ERECTION OF REAR EXTENSION, INTERNAL AND EXTERNAL ALTERATIONS	GRANTED WITH CONDITIONS	01.01.2001
00/1218	CHANGE OF USE FROM SHOP TO DOMESTIC DWELLING, ERECTION OF REAR EXTENSION AND EXTERNAL ALTERATIONS	GRANTED WITH CONDITIONS	01.01.2001

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.

6.1.6 – Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 – Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

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 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.

6.1.16 – Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.

5.3 Technical Advice Note (TAN) 24: Historic Environment

5.4 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026) SP9 (Conservation of the Natural, Historic and Built Environment) CE7 (Conservation Areas) CE6 (Archaeology) GP2 (General Amenity) GP5 (Natural Environment)

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER

Pending satisfaction of the conditions attached to this consent, it is considered that the special architectural and historic interest of the Grade II listed asset will be restored.

- 6.2 ECOLOGY OFFICER
No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 07.10.2025, Site Notice was put up on 10.10.2025.

- 7.1 NEIGHBOURS: 14no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Principle of Development:

The application proposes restoration, and renovation works to a Grade II listed building. The principle of the works is considered acceptable subject to the following material considerations.

8.2 Impact on the Listed Building:

The host property is a Grade II listed building. In considering a listed building consent application, special regard must be given to the desirability of preserving the listed building and its setting and any features of special architectural or historic interest the building possesses.

8.3 *Render*

Specialist advice has been sought regarding remedial works and, most importantly, it is proposed that: *"Existing cracked and damaged areas and drips hacked out and reformed"*. Specification and methodology for the proposed works is considered to be satisfactory. For clarity, a condition has been applied to ensure that the drip details are to be permanently removed as part of these remedial works. It is proposed that all areas of render are to be sanded back and have *"Ty Mawr topcoat applied and finished in lime wash with casein natural paint; applied in 3 to 4 coats."* A sample of the finish colour 'Ynys Mon Tint' has been supplied. This is considered an acceptable approach.

8.4.1 *Front elevation windows*

Historically, there has been considerable debate regarding the loss of arched window heads to two of the ground floor windows of this asset. Earliest evidence suggests that these were once flat - and were, therefore, perhaps rebuilt in rough-brick arches following decay of their timber lintels. Therefore, the proposed retention of the existing flat window arches is considered acceptable.

- 8.4.2 There has also been considerable debate regarding details of the existing window joinery. As the existing are multiple-pane sashes, their lack of 'horns' is entirely appropriate: 'horns' were only introduced as additional strengthening for sashes following the introduction of large windowpanes resulting from 'cylinder glass' manufacture. Their retention as part of these works is therefore considered appropriate. However, the existing glass is a very poor imitation of historic cylinder glass, and its replacement is considered necessary. According to the Design Statement which accompanies this application, this is to be replaced by heritage slim line glazing installed by local heritage craftsmen and the work will include the works necessary to refurbish the existing windows and re-putty them with a 11mm ultra slimline Hand drawn double glazed panel. This would make the glass only double the thickness of the existing single pane of glass as well as dramatically increase the thermal value, negating the need for secondary glazing. Supporting information says a sample of the glass is accompanying this application, which will confirm whether it's appropriate. However, no such sample has been supplied. Nonetheless, it is acknowledged that these modern replica windows may be altered to include slimline double-glazed panes without impacting upon character and appearance of the listed asset (and therefore Caerleon Conservation Area), provided that their details are appropriate (e.g. perimeter spacer bars will match the painted finish of the joinery). As such, a condition has been applied for details of alteration to front windows.

- 8.4.3 The existing windowsills are clearly formed in modern concrete, having been introduced during unauthorised works to the building. They are considered harmful towards the special interest of the listed asset and, by extension, the character and appearance of Caerleon Conservation Area. It was proposed as part of the pre-application enquiry that the “concrete cills previously installed will be replaced with cut stone to match the existing size and shape.” Though not annotated within the drawings, this work is proposed within the accompanying ‘Design Statement’ - and will be secured by condition (including details) for the avoidance of doubt.
- 8.5.1 *Other details*
The bolection-moulded panel detailing of the existing front door is considered acceptable and replacement is sought as part of these works.
- 8.5.2 The reinstatement of traditional verge detailing is proposed. The supplied details are considered acceptable.
- 8.5.3 From the ground, it appears that the existing rainwater goods are formed in cast metal and have a satisfactory appearance. Repair only is proposed as part of this application.
- 8.6.1 *Attic space*
Following inspection on site with the Principal Heritage Officer it has been agreed that the attic space to the south-west end of the building is essentially uninhabitable as things stand. To maximise viable use of the listed asset, it was agreed that natural light is required.
- 8.6.2 The scale and positioning of the rooflight now proposed to the rear roof slope would not impact upon public conservation area views and, therefore, would not impact upon the character and appearance of Caerleon Conservation Area. To minimise impact upon private conservation area views, a condition for a rooflight of the ‘conservation’ type has been added below.
- 8.6.3 A new gable window is also proposed to the south-west elevation of the building. As shown within proposed drawings, the window is of acceptable scale and positioning, and acceptable details have been provided. Character and appearance of Caerleon Conservation Area will be preserved.
- 8.7 **Impact on the Character and Appearance of the Conservation Area:**
- 8.7.1 The statutory test set out at S160 of the Historic Environment Wales Act 2023 is when *‘exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area.’*
- 8.7.2 It is considered that the proposals would preserve and enhance the character and appearance of the Caerleon conservation area, in accordance with S.160. of the Historic Environment Wales Act 2023.
- 8.8 **Residential amenity**
In terms of residential amenity, no enlargement of the existing building is proposed so it is not anticipated that the development would cause any adverse impacts by means of a loss of light or overbearing effect in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).
- 8.8.1 In terms of privacy, no window is proposed at second floor level on the southwestern (side) gable elevation. The window would face towards the front elevation of nos.4, 5 and 6 Isca Mews although there would be a 14m separation distance between the proposed window and the existing protected windows which would be separated by the highway. While an upper-storey window which faces toward neighbouring amenity is not preferable, it is not uncommon for front elevation windows to be oriented towards one another, indeed an arrangement which can be observed between nos. 1-3 Isca Mews and nos. 22 – 26 Backhall Street. In this instance, the need for the window is justified and it is considered that any impact in respect of privacy is not of an unacceptable level, so the obscure glazing/omission of the window is not sought, and the proposed window is considered

acceptable.

8.9 **Biodiversity**

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. To enhance site biodiversity and meet the requirements of local and national planning policy, the following proposes a surface mounted Glamis Bat Box and raised wildflower planter. The raised wildflower planter will be created in front of the outhouse, 500 x 2000 and will support pollinators such as bees and butterflies and improve the site's overall visual and ecological value. The planter will be seeded with a native wildflower mix suitable for low-maintenance domestic gardens, providing nectar throughout the season. In terms of maintenance and management, the bird box and bat box will be maintenance-free once installed. The raised planter will be maintained by the homeowner, with reseeding as required to sustain a healthy wildflower display. The requirements of Policy 9 of Future Wales and Policy GP5 of the NLDP have been satisfied.

8.10 **Ecology**

The application is accompanied by a bat survey. During the emergence surveys, no bats were observed emerging from the building. Throughout the surveys, a very low number of bat calls were recorded, and no bats were observed using the building. Therefore, it is suggested that the proposed building works will have a negligible impact on the local bat population. The building does not offer significant hibernation potential for bats and there is no evidence of nesting bird use of the building was observed during the surveys. Due to the age and condition of the building, there were a small number of opportunities present for bats to access and use the building and those that were available were classed as having moderate potential for roosting bats. As such, no adverse impact is anticipated in relation to bats however an advisory is attached for the applicant's awareness.

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 application is considered to comply with the relevant policies of the Newport Local Development Plan and the Historic Environment (Wales) Act 2023. No adverse residential impacts are anticipated as a result of the development.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- SD1081 02b - Proposed Floor Plan and Elevations
- SD1081 03. - Proposed Details
- SD1081- Green Infrastructure Statement
- Design Statement for Listed Building and Conservation Consent
- Access Statement

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

02 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in the approved document 'SD1081- Green Infrastructure Statement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

NOTE TO APPLICANT

01 This decision relates to plan Nos: SD1081 01 - Existing Floor Plan and Elevations, SD1081 02b - Proposed Floor Plan and Elevations, D1081 03. - Proposed Details, SD1081- Green Infrastructure Statement, Design Statement for Listed Building and Conservation Consent, Access Statement, Bat Survey.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, CE6, CE7, GP2, GP5 and GP6 were relevant to the determination of this application.

03 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.

04 The Applicant is reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

05 Bats often roost in buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice. 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. 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. Where bats or their roosts are found to be present, no works 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. NRW can be contacted at:- Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000. Bat Conservation Trust can be contacted at:- 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228.