

Delegated Decision Report

Application No:	25/0451	Statutory Period Expires:	15th August 2025
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Site:	17 High Street Caerleon Newport NP18 1AG		
Proposal:	REPLACEMENT OF ROOF COVERING, SOFFITS, FASCIAS AND RAINWATER GOODS		
Applicant:	L Stafford		
Type:	Full	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 17 High Street is a two-storey terraced dwelling located within the Caerleon ward. The property is within the Caerleon Conservation area and is listed within the Caerleon Conservation Area Article 4 (2) Direction 2020.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development is for the replacement of a roof covering and associated rainwater goods. Black fibre cement slate will be replaced with blue/black Westerland textured fibre cement tiles, grey half round concrete ridge tiles will be replaced with black ceramic capped angled ridge tiles. Pine fascia boards painted black will be replaced with black UPVC fascia boards and UPVC gutters replaced like for like.

4. RELEVANT SITE HISTORY

None.

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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP9 (Conservation of the Natural, Historic and Built Environment)
- CE4 (Archaeology)
- GP2 (General Amenity)
- GP6 (Quality of Design)

5.4 THE CAERLEON CONSERVATION AREA APPRAISAL

6. CONSULTATION RESPONSES

6.1 CADW

No objection.

This planning application for the replacement of a roof covering at 17 High Street, Caerleon, NP18 1AG.

The above scheduled monuments are located inside 500m of the application area but, apart from scheduled monument MM014 Caerleon Castle Mound, intervening buildings will block all, views between them and therefore there will be no impact on the settings of these scheduled monuments.

The proposed development is located 90m southwest of scheduled monument MM014 Caerleon Castle Mound. The monument comprises the remains of a medieval motte and bailey castle in existence before AD1086, when it was referred to in the Domesday Survey. It is a motte and bailey of typical Norman construction, occupying the area between the river crossing and the SE defences of the Roman fortress. The motte, known locally as 'The Mynde', partly overlies the SE wall of the fortress (identified during the excavation of a tunnel into the motte in 1878), with the bailey extending southwest towards the Roman *porta praetorian* (southeast gate). The entrance to the bailey was on the south side, at the point where the medieval bridge crossing the river Usk met the bailey defences, and it marked by the remains of one of the 13th century angle towers located immediately adjacent to the Hanbury Arms. The motte was surmounted by a massive stone structure, probably a shell keep, which was recorded by several early antiquaries. This collapsed in the 18th century and all the stone was removed from the site. The keep was accessed by a flight of stairs up the side of the motte, which was guarded at the base by a twin towered gatehouse, part of which is still visible.

The castle was built to control the Usk Valley and the strategically important crossing of the river. When built it had all round views all of which were significant but the most important was the view to the east to the crossing of the river which was between modern day Hanbury Close and Isca Road.

The proposed development is for the replacement of a roof covering and associated rainwater goods. Black fibre cement slate will be replaced with blue/black Westerland textured fibre cement tiles or similar alternatives, grey half round concrete ridge tiles will be replaced with black ceramic capped angled ridge tiles. Pine fascia boards painted black will be replaced with black UPVC fascia boards and UPVC gutters replaced like for like.

The proposed development is within the projected bailey of the castle. However intervening structures and existing vegetation are likely to block all views of the development from the scheduled area and if visible it will be seen as an equivalent part of the existing building. As such whilst there may be a very slight visual change in the view from the monument, this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument MM014.

6.2 PRINCIPAL HERITAGE OFFICER

17 High Street is an unlisted building located within Caerleon Conservation Area (CA).

There is an Article 4(2) direction in place which, amongst other items, restricts:

- *Removal, renewal or alteration to the external covering (including slates, tiles and ridge cappings) of the roof covering of a dwelling house and*
- *Replacement, removal or renewal of rainwater goods, fascias and soffits*
Insofar as any such development referred to above would front onto a highway or

open space.

It is proposed to *'Replace leaking roof with like for like. The converted attic brought up to code.'* Specifically:

- **Black UPVC gutters and down pipe to be replaced with same black UPVC**

This replacement will be upon a 'like-for-like' basis. Impact upon character and appearance of the CA will therefore be nil.

- **Pine fascia boards painted black to be replaced with black UPVC fascia boards to bring in line with adjacent terraced property.**

Provided the new aligns both in terms of depth and height, the replacement of little-seen, black-painted timber with new (in black uPVC) to match the profile of that adjacent would, in this particular case, be considered to provide some enhanced uniformity to this pair of terraced buildings and result in neutral impact upon character and appearance of the CA.

- **Black fibre cement slate tiles to be replaced with blue/black westerland textured fibre cement tiles or similar alternatives.**

The existing are clearly synthetic slate. Their replacement upon what is essentially a 'like-for-like' basis will result in neutral impact upon character and appearance of the CA.

- **Grey Half round concrete ridge tile to be replaced with black ceramic capped angled ridge tiles, in line with adjacent terraced property.**

Though of traditional butted form, the existing are formed in modern material. The ridge of the property very little seen from the public realm, due to the scale and orientation of the building, and width of the street. Considering that the new will provide some enhanced uniformity to this pair of terraced buildings, it is considered that replacement of ridge tiles will, in this particular scenario, result in neutral overall impact upon character and appearance of the CA.

- **Lead flashing currently not to code, to be replaced with code 3 and 4 and stepped.**

This replacement will be upon a 'like-for-like' basis. Provided there is no change to flashing detail, impact upon character and appearance of the CA will therefore be nil.

- **Rear of property and cross gable, not viewable from public areas to have replacements as specified above.**

This does not front a highway or 'open space' and therefore work to the rear of the property falls under PD.

On balance, these proposals are considered to preserve the character and appearance of Caerleon Conservation Area

6.3 CAERLEON CIVIC SOCIETY

No response received to date.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 13.06.2025. Site Notice was put up on 27.06.2025.

7.1 NEIGHBOURS: 6no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 Under Article 4(2) of the Town and Country Planning Act 1990, permitted development rights are removed from land and buildings in the Caerleon Conservation Area. The effect of this directive is that development including removal, renewal or alteration to the external covering [including slates, tiles and ridge capping] of the roof covering of a dwelling house removal or renewal of rainwater goods, fascias and soffits are not to be carried out within the dwelling houses and their curtilage without planning permission. 17 High Street falls under Schedule One of the listed dwelling houses in the Direction.

8.2 **Visual Amenity/ Character and Appearance:**

The property is within a Conservation Area and in close proximity to several scheduled monuments. As such CADW have been consulted and have offered the following comments. The proposed development is within the projected bailey of the castle. However intervening structures and existing vegetation are likely to block all views of the development from the scheduled area and if visible it will be seen as an equivalent part of the existing building. As such whilst there may be a very slight visual change in the view from the monument, this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument MM014.

8.3 As the site lies in a conservation area, the development is required to preserve or enhance the character or appearance. There is no single overriding architectural style within Caerleon Conservation Area; however, a generally 'polite' approach is typical of its character; simply ornamented, proportionally balanced generally modest houses of a domestic scale prevail. The works to the roof are limited to the replacement of roof tiles and therefore do not introduce any harm to visual amenity over and above the existing. The existing black fibre cement slate will be replaced with blue/black Westerland textured fibre cement tiles and the grey half round concrete ridge tiles will be replaced with black ceramic capped angled ridge tiles. Though of traditional butted form, the existing are formed in modern material. The ridge of the property very little seen from the public realm, due to the scale and orientation of the building, and width of the street. Dark blue/black fibre cement tiles can be observed on the roof of both adjoining properties (no16 and no.18 High Street), as such, the roof in its current form is something of an outlier in this context. Visually, the proposed replacement tiles are a pleasant addition to the streetscene that blends well with the traditional nature of the High Street. Considering that the new will provide some enhanced uniformity to this pair of terraced buildings, it is considered that replacement of ridge tiles will, in this particular scenario, result in neutral overall impact upon character and appearance of the CA.

8.4 It is also proposed to replace the existing roof tiles with the replacements as specified above on the rear of the property and cross gable. The cross gable and rear of the property is not viewable from the public realm and does not front a highway or open space, therefore the work to the rear of the property falls under PD.

8.5 It is proposed to replace the associated rainwater goods, including soffits and fascias. The existing black UPVC gutters and down pipe would be replaced with the same black UPVC, and the black painted pine fascia boards would be replaced with black UPVC fascia boards of matching depth and height. Black UPVC fascia boards and rainwater goods can be observed at the adjacent properties (no21 and no22 High Street) so it is considered that the proposed replacements would, in this particular case, be considered to provide some enhanced uniformity to this pair of terraced buildings and result in neutral impact upon character and appearance of the Conservation Area.

8.6 The proposal does not seek to remove existing historic features and does not adversely impact the conservation area by way of materials or architectural qualities. This is therefore acceptable in terms of visual amenity and will preserve the character and appearance of the Caerleon Conservation Area.

8.7 **Residential Amenity:**

The proposal does not involve the enlargement of any aspect of the dwelling nor the addition of any windows/doors so it is not anticipated that the development would impact neighbouring properties by means of a loss of privacy nor overbearing effect. Therefore, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

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 Overall it is considered that the proposed development will not harm the character of the Conservation Area. It is therefore considered that the proposals for the replacement of the existing roof tiles, rainwater goods, soffits and fascias preserves the character or appearance of the CA and is compliant with the requirements of the Historic Environment Act (Wales) 2023.

11. **DECISION**

GRANTED WITH CONDITIONS

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

- Revised Site Location Plan
- Roof Replacement Details

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

NOTE TO APPLICANT

01 This decision relates to plan Nos: Revised Site Location Plan, Roof Replacement Details

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP6, CE4 and SP9 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.