

Newport City Council

By email

Eich cyfeirnod
Your reference

CONNEX/25/0451

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

23 June 2025

Llinell uniongyrchol
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Ebost
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Dear Sir/Madam

Planning Application – Replacement of roof covering, soffits, fascias and rainwater goods, 17 High Street, Caerleon, Newport, NP18 1AG

Thank you for your letter of 13 June inviting our comments on the information submitted for the above planning application.

Advice

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monuments

MM014 Caerleon Castle Mound
MM037 Medieval Tower at Hanbury Arms
MM230 Caerleon Legionary Fortress
MM231 Caerleon Civil Settlement
MM232 Caerleon Amphitheatre
MM233 Caerleon Legionary Fortress: Goldcroft Common
MM234 Caerleon Legionary Fortress: School Fields
MM235 Caerleon Legionary Fortress: Grounds of St Cadoc's Home
MM236 Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge
MM237 Caerleon Legionary Fortress: Field SE of Broadway
MM238 Caerleon Legionary Fortress: Grounds of Museum



MM239 Caerleon Legionary Fortress: Back Garden of No 4 Museum Street
MM240 Caerleon Legionary Fortress: Area behind Caerleon House
MM241 Caerleon Legionary Fortress: Town Hall Park, High Street
MM242 Caerleon Legionary Fortress: Area of Myrtle Cottage Barracks
MM243 Caerleon Legionary Fortress: Area off White Hart Lane
MM244 Caerleon Civil Settlement: Site of Roman Building SE of Castle Street
MM245 Caerleon Legionary Fortress: Grounds of Health Clinic
MM246 Caerleon Legionary Fortress: Grounds of the Croft Nursing Home
MM247 Caerleon Legionary Fortress: Old Vicarage Garden
MM248 Caerleon Legionary Fortress: Former Garden of The Firs
MM252 Caerleon Legionary Fortress: Car Park and Garden of Endowed School, North of Broadway
MM254 Caerleon Civil Settlement: Area under Broadway Playing Fields
MM262 Caerleon Legionary Fortress: Former Ambulance Station Field

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.

Yours sincerely,

Laura Cooper
Historic Environment Branch

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a



registered park or garden or its setting should be a material consideration in the determination of a planning application.