

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 01 August 2025 09:56
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0538 (The Priory Hotel High Street Caerleon Newport NP18 1AG) (Planning Application)

Hi Ben

Re: DETACHED BUILDING FOR USE AS OUTDOOR BAR (RETROSPECTIVE)

1. Background

The Grade II Listed Priory Hotel is located within Caerleon Conservation Area. The Scheduled Monument of *Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge* is located to the south-west of the asset.

Cadw list entry describes the asset as:

Exterior

The building is constructed of local red sandstone conglomerate rubble with freestone dressings and with Welsh slate roofs with red brick chimneys. It has an extremel rambling plan which is very difficult to interpret and the main street elevation (north west) is a considerable distance from the garden elevation (south west). The buildings are two storeys throughout. The street elevation, from the left: a gabled section with a wing going back, this has two 2-light windows on the ground floor and a 3-light one above, all Tudor type with pointed heads to the lights and label moulds. There is a plinth and quoins to the left and the gable is outlined, pediment like, in stone, and there are kneelers and a moulded capstone to the gable. The left hand return has a 2-light window visible on the upper floor, the ground floor is hidden by the rubble wall which connects the building to No 32 High Street (qv). This wall contains a blocked doorway on the end in red brick. The next section is a two bay one with a 2-light window on each floor to the left and the entrance to the right. This has a stone framed square headed doorway below and a stone framed 3-light oriel above, this has a parapet rising above the eaves. Low pitch roof, with a 3-flue stack on the junction with the wing to the left and a single flue one in the rear slope. To the right again is a five window range along the street with the windows placed randomly, apart from the four furthest to the right. All windows are 2-light as before, but they vary in size and only the ground floor ones have label moulds. The roof pitch is different and the ridge higher than the previous range. Next comes a long range which is blind apart from a single introduced 2-light window, plain roof with a massive chimney stack. There are also indications of blocked openings. This range was the stables (and was previously listed together with the boundary wall qv) but it has now been incorporated into the hotel as a range of bedrooms. The garden elevation, from the right: a gabled wing with a 4-light timber mullion and transom oriel over a similar window. Then comes a single bay range with the roof in line with the elevation. This has a 3-light mullion and transom casement below and above, and a 6 over 3 pane sash in the left return of this range. Then comes a single gabled bay with a modern 2-light window above and below, the upper one has a small, possibly Tudor, niche to the right of it. The left return of this has a huge lateral stack with four tall brick flues, these are set on the diamond and panelled, the fourth and largest is on the square. Next comes a parallel range set back, with the hotel entrance and a small paned casement on the ground floor and three casements above, all these are late C20 joinery; massive lateral stack entirely hidden by creeper. Next comes the long lower range, previously the stables now bedrooms. Nine bays, doors and windows below, windows above, 2 and 3-light casements all late C20, massive ridge stack.

Reason for Designation

Included as an early C19 Tudor Revival house with earlier origins, but retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.

According to the Planning Statement submitted with this application:

'In April 2025, an enforcement notice was issued by Newport City Council following the unauthorised development of the detached external building. Following a meeting with the East Area Planning Manager, it was determined that relocating the outdoor bar further from the building and closer to the southern extent of the existing patio would be acceptable.

The external building comprises a temporary timber-framed structure set above red-brickwork and features an open-fronted serving area of vertical timber slats with a shallow-pitched roof. It operates as a seasonal terrace bar for outdoor events or garden hospitality and is not intended as a permanent fixture, with no ground footings, fixed foundations, or utility connections serving it.

The proposed development seeks a five-year temporary consent for an outdoor bar and associated works. The development proposes the retention and relocation of the building within the eastern extent of the existing patio and against the existing stone wall. It is considered that this is best positioned to ensure the structure does not conceal important features of the garden elevation façade.'

2. Analysis

1.1. Setting of the listed asset.

I would concur with the informal advice offered by our East Area Development Manager. The present, unauthorised location is in very close proximity to the rear elevation of the asset. Its location obscures the ornate, hood-moulded transom-and-mullion ground-floor window of a two-storey bay within principal pedestrian approach from the west.

Relocation to the eastern extent of the existing patio, against an existing stone wall, is considered a suitable compromise. As identified within the Planning statement, the proposed structure is of modest size and form (with slated hipped roof), and of traditional materiality (red-brick and timber). The structure will no longer directly obscure - or unduly distract from appreciation of - the asset, and therefore the Setting of the GII asset will be preserved.

1.2. Impact upon Caerleon Conservation Area.

Considering the abovementioned form of the proposed, its proposed location to the rear of the building, and the screening offered by neighbouring trees within principal views available from the open space to the south-eastern end of The Scheduled Monument of *Caerleon Legionary Fortress*, it is considered that the proposed will not impact negatively upon the character or appearance of Caerleon Conservation Area.

1.3. Impact upon Scheduled Monument.

According to Cadw Map evidence, the north-eastern boundary of SM *Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge* is contiguous with the hardstanding boundary to the rear of the asset (see below). Therefore, the proposed is considered to constitute development which has a direct physical impact on a scheduled monument and therefore Welsh Ministers (Cadw) should also be consulted upon the proposal.

The applicant may wish to check the precise location of the proposed (and relocate/amend plan if necessary). However please note that, irrespective of any small relocation Cadw must still be consulted as the development falls under the consultation requirement thresholds copied below:

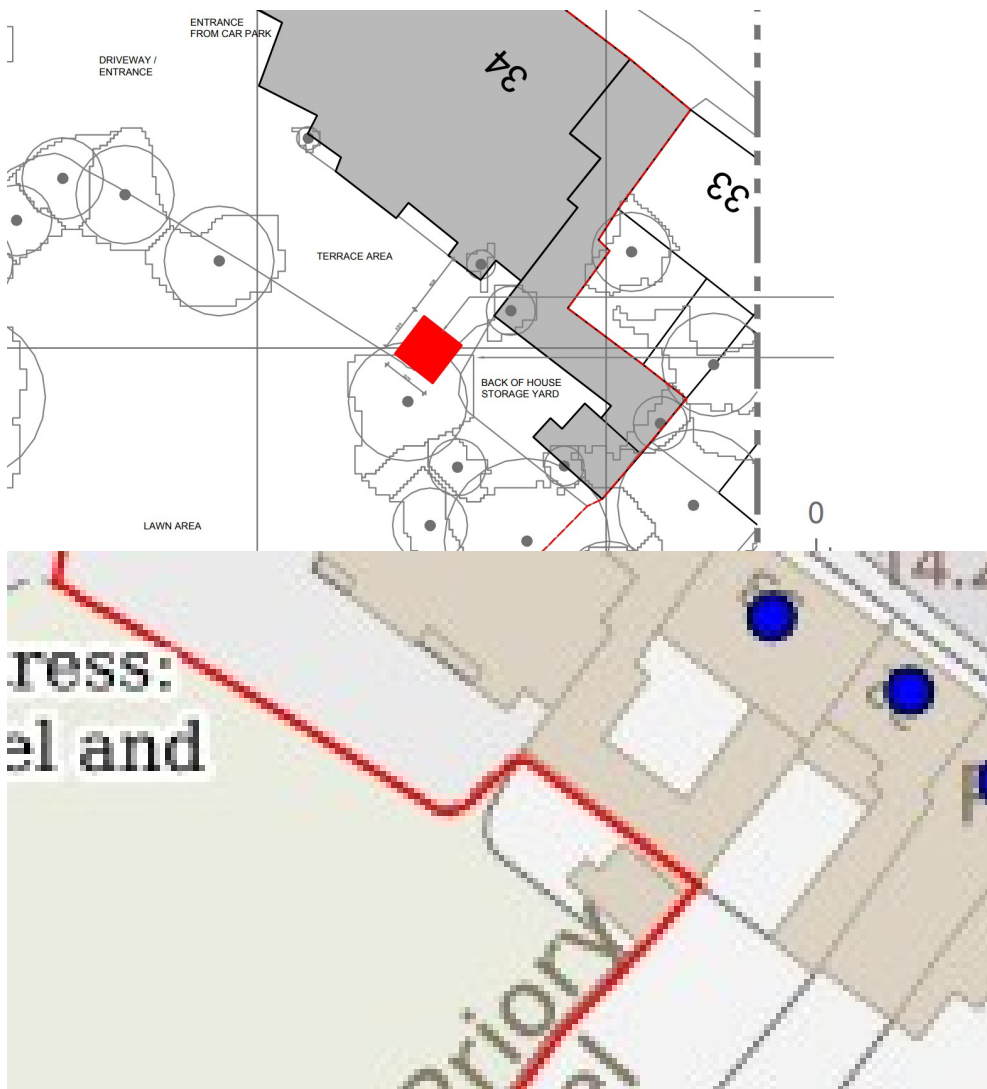
Welsh Ministers must be consulted upon:

Development which has a direct physical impact on a scheduled monument.

Development likely to be visible from a scheduled monument and which meets one of the following criteria:

it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument;

it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more;
it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more;
it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more;
it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more.
Development likely to affect the site of a registered historic park or garden or its setting;
Development within a registered historic landscape that requires an Environmental Impact Assessment; or
Development likely to have an impact on the outstanding universal value of a World Heritage Site



1.4. Archaeologically Sensitive Area

I see that Heneb have been consulted and have no comments to offer upon archaeology.

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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-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 30 July 2025 09:20
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0538

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 8 July 2025.

Your sincerely
Development Management