

Brinkworth, Emma (Planning Officer)

From: Arnall, Guy
Sent: 01 May 2026 12:52
To: Brinkworth, Emma (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0244 (Lulworth House Lulworth Road Caerleon Newport NP18 1QE) (FULL)

Hi Emma

Re: INSTALLATION OF 10 SOLAR PANELS ON ROOF

Lulworth House is located within the Caerleon Conservation Area within which there is an Article 4 Direction restricting Parts 1 and 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended.

The property is also set in close proximity to the west of the Grade II Listed *The Malt House Hotel* (Cadw ref: 26126), wherein rear elevation of the applicant building directly overlooks the front curtilage of the listed asset. This is most apparent within oblique views of the front elevation of the asset from the south (on New Road), where both buildings (applicant and asset) are appreciated in very intimate context. Though of modern construction, Lulworth House is of traditional form and finish, meaning that it is very visually 'quiet' and impacts little upon visual appreciation of the fine front elevation of the listed building – and thus impacting little upon its setting, and therefore its significance.

Proposed PV panels on the existing slated roof of Lulworth House would introduce an overtly modern addition to the applicant property's rear roof slope that, due to their size, positioning and contemporary design, would appear incongruous when viewed against the simple, unaltered roof form of the existing - and the roof form of the adjacent heritage asset. The proposed solar panels would therefore significantly diminish the traditional appearance and sense of historic built form within the setting of this Grade II asset, resulting in visual intrusion and distraction within key views (and therefore harm to its setting and significance).

However, it should be noted that there are no restrictions regarding installation of PV on a roof within Article 1(4) land under Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012, subject to certain limitations outlined [here](#) (and copied below).

"Part 40 INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT

Class A

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on—

(a) a dwellinghouse; or

(b) a building situated within the curtilage of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) in the case of solar PV or solar thermal equipment installed on a wall or pitched roof—

(i) the solar PV or solar thermal equipment would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; or
(ii) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);
(b) in the case of solar PV or solar thermal equipment installed on a flat roof—
(i) the solar PV or solar thermal equipment would be sited within 1 metre of the external edge of the roof; or
(ii) the solar PV or solar thermal equipment would protrude more than 1 metre above the plane of the roof;
(c) in the case of land within a conservation area or a World Heritage Site, the solar PV or solar thermal equipment would be installed—
(i) on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway; or
(ii) on a wall of a building within the curtilage of the dwellinghouse and which fronts a highway;
(d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building; or
(e) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument.

Conditions

A.2 *Development is permitted by Class A subject to the following conditions—*

- (a) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;*
- (b) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and*
- (c) solar PV or solar thermal equipment no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable.”*

Therefore, provided you are satisfied that the proposed installation falls within the parameters outlined above, this proposal would be considered to fall under ‘permitted development rights’ of the dwellinghouse, and therefore outside of our control.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

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

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 27 April 2026 12:18

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 26/0244

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0244

Address: Lulworth House Lulworth Road Caerleon Newport NP18 1QE

Proposal: INSTALLATION OF 10 SOLAR PANELS ON ROOF

submitted on 31 March 2026.

View details of 26/0244 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0244&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C1bcaef7cbeba4c0b550108dea44e9f05%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639128855221915182%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbGlzIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UwtuqxPOkkeKLTvN%2F%2FwDN7s32YfjLJC8LAK4snFdfal%3D&reserved=0>

Your sincerely
Development Management