

Newport City Council

By email

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Your reference

CONNEX/ 26/0664

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Date

9 September 2026

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Dear Sir/Madam

**Planning Application – CHANGE OF USE FROM C3 TO C2, 8 Beechwood Road  
Newport NP19 8AA**

Thank you for your letter of 2 September 2026 inviting our comments on the information submitted for the above planning application.

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

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the registered historic park and garden shown in our assessment of the application below.

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

AssessmentRegistered Parks and Gardens

PGW (Gt) 18 Newport: Beechwood Park

This planning application is for a change of use from C3 to C2, 8 Beechwood Road, Newport, NP19 8AA.

The above designated historic assets are located inside 500m of the proposed development.

The application area is opposite the eastern boundary of registered park and garden PGW (Gt) 18 Newport: Beechwood Park originally laid out as the grounds of a neo-classical style house built in 1880 and purchased by Newport Borough Council and opened to the public in 1900.



The proposed development is for a change of use from C3 to C2 that will involve no external alterations other than bicycle storage to the rear, not visible from the registered park and garden. As such there will be no change to views from the registered park and garden and no 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 the registered park and garden PGW (Gt) 18 Newport: Beechwood Park

Yours sincerely,

Denise Harris

Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

## 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 \(TAN\) 24: the historic environment | GOV.WALES](#) 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.