

Notice of Decision



S Groucott
Skerryvore Designs
Sextons Tower
2 Caerphilly Road
Bassaleg
Newport
NP10 8LE

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
THE HISTORIC ENVIRONMENT (WALES) ACT 2023**

Application No: **25/0753**
Application Type: **Listed Building**
Proposal: **LISTED BUILDING CONSENT FOR RENOVATIONS AND ALTERATIONS TO EXISTING PROPERTY**
Site/Location: **27 Backhall Street, Caerleon, Newport, NP18 1AR**
Decision Date: **27th November 2025**

In pursuance of its powers under the above legislation the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 12th September 2025. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of **FIVE YEARS** from the date of this permission.
Reason: To conform with the requirements of Section 98 of the Historic Environment (Wales) Act 2023.

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - SD1081 02b - Proposed Floor Plan and Elevations
 - SD1081 03. - Proposed Details
 - SD1081- Green Infrastructure Statement
 - Design Statement for Listed Building and Conservation Consent
 - Access Statement

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.
2. For the avoidance of doubt, existing drip details to the external render of the listed asset shall be removed as part of the approved works and remain as such for the lifetime of development.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023 and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. Prior to the commencement of development, samples of the traditional hand-drawn finish glass panes to be used on the external windows as specified in the approved document 'Design Statement for Listed Building and Conservation Consent' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials and be retained as such for the lifetime of development.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023 and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Partially discharged under 25/1055 by Newport City Council on 05 February 2026

4. The roof light hereby approved shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. It shall have a surround of a dark matt finish and shall be retained as such for the lifetime of development.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023 and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. Prior to the commencement of development, details of the proposed double-glazed units and their means of insertion into existing windows (including any associated joinery alterations required to accommodate them) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained for the lifetime of development.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023 and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Partially discharged under 25/1055 by Newport City Council on 05 February 2026

6. Prior to the commencement of development, details of the proposed replacement natural stone windowsills shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and retained for the lifetime of development.
Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023 and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Partially discharged under 25/1055 by Newport City Council on 05 February 2026

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision accords with Section 96(2) of the Historic Environment (Wales) Act 2023.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Your attention is drawn to Section 89(1), Section 97(5)(6) and Section 162(1) of the Historic Environment (Wales) Act 2023 whereby demolition may not be undertaken until notice of the proposal has been given to the Royal Commission on Ancient and Historical Monuments in Wales, Crown Buildings, Plas Crug, Aberystwyth and the Commission subsequently have either been given reasonable access to the building for at least one month following the granting of consent, or have stated that they have completed their record of the building or that they do not wish to record it.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

1. This decision relates to plan Nos: SD1081 01 - Existing Floor Plan and Elevations, SD1081 02b - Proposed Floor Plan and Elevations, D1081 03. - Proposed Details, SD1081- Green Infrastructure Statement, Design Statement for Listed Building and Conservation Consent, Access Statement.
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP9, CE6 and CE7 were relevant to the determination of this application.
3. 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.
4. The Applicant is reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

5. Bats often roost in buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately. Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary. Where bats or their roosts are found to be present, no works should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result. NRW can be contacted at:- Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000. Bat Conservation Trust can be contacted at:- 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
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Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0753

Decision Date: 27th November 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).