

Notice of Decision



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

Application No: **26/0342**

Application Type: **Listed Building**

Proposal: **LISTED BUILDING CONSENT FOR A PROPOSED REAR TWO STOREY EXTENSION OVER EXISTING SINGLE STOREY ELEMENTS WITH ASSOCIATED WORKS INCLUDING RELOCATION OF EXISTING GARAGE, EXTENDED PARKING AREA AND REPLACEMENT FRONT BOUNDARY FENCING**

Site/Location: **Felthorpe, College Road, Caerleon, Newport, South Wales, NP18 3SP**

Decision Date: **13th August 2026**

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 May 2026. 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. Plans: The development shall be implemented in accordance with the following plans and documents unless amended by conditional discharge: 218 200 revF Landscape Plan Felthorpe House, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, , Heritage Impact Statement, PP04 - Garage Elevations and Floor Plans.
Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre-commencement Conditions

2. Building Analysis: No works of demolition of any sort shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. A copy of the Historic Building & Recording Analysis shall be provided to the Local Planning Authority as a matter of record within 1 month of its completion. No works

of demolition shall commence until that analysis has been provided to the Local Planning Authority.

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.

Pre-construction Conditions

3. Sample Panel for Brickwork: A one metre square representative sample of proposed brickwork (and associated pointing) for the works of extension to the existing building approved as part of this application shall be prepared for inspection on site and approved in writing by the Local Planning Authority prior to commencement of works to which the condition relates. Thereafter the works shall be carried out fully in accordance with the approved details.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
4. Eaves Details: Details for proposed eaves to the extension roof, to a minimum scale of 1:10 @ A1, with larger scale details to sufficiently describe the proposed works to the eaves, shall be submitted to and approved in writing by the Local Planning Authority prior to their construction. Following the written approval of the Local Planning Authority the works shall be completed fully as approved.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
5. Rainwater Goods Details: Details for all proposed new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Thereafter works shall proceed fully in accordance with the approved details and shall be retained as such for the lifetime of the development.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
6. Details of Timber Sliding Sash Windows: All proposed timber sliding sash windows shall incorporate slimline double-glazing with perimeter seals coloured to match the finished paint colour and have a traditionally puttied exterior finish. Prior to the installation of any new sliding sash window, details of those windows shall be submitted to the Local Planning Authority in writing. These details shall include their position within masonry surrounds (including their new masonry sills) and drawings shall be provided to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed windows also being provided. Following the written agreement of the Local Planning Authority the windows shall be installed fully as approved and shall be retained as such for the lifetime of the development.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
7. Door Details: Details of any proposed external doors, to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe those proposed doors, shall be submitted to the Local Planning Authority in writing prior to their installation. Following the written agreement of the LPA the doors shall be installed fully as approved and shall be retained as such for the lifetime of the development.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
8. Details for proposed aluminium sliding sash windows within the new extension, to include their position within the masonry surrounds (and their new arched masonry heads and new sills), to a minimum scale of 1:10 @ A1, including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed units, shall be submitted in writing by the Local Planning Authority prior to their installation. Following the written agreement of the LPA the aluminium sliding sash windows shall be installed fully as approved and shall be retained as such for the lifetime of the development.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
9. Details of veranda roof: Details for proposed extension of the existing veranda roof (to include proposed timber posts and roof abutment detailing) to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details to sufficiently describe the proposed, shall be submitted to the Local Planning Authority in writing prior to commencement of said works. Following the written agreement of the LPA the works to the veranda roof shall be carried out strictly as approved and shall be retained as such for the lifetime of the development.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
10. Works to Retaining Wall: Details (methodology and specification) for any proposed works to the masonry retaining wall and

its associated steps to the south-east of the asset shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of said works. No works shall be carried out to these features unless as approved by the Local Planning Authority under this condition.

Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with Section 96(2) of the Historic Environment (Wales) Act 2023, section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.

11. Details of the Garage: Prior to the construction of the garage, details of that garage, to include all proposed external materials, door details, eaves details, rainwater goods details and ridge tile details with drawings to a minimum scale of 1:50 @ A1, with larger scale drawings as necessary to sufficiently describe the proposal shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the garage shall be constructed in strict accordance with the approved details and shall be retained as such for the lifetime of the development.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.
12. Paving Slab Details: Details for any new paving slabs to the perimeter of the building shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and shall be retained as approved for the lifetime of the development.. No slabs shall be used other than as approved.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 – 2026.
13. Details of Driveway Materials: Details of finishing materials to the proposed driveway (to include samples of resin-bound driveway, kerbstone finishes and stone paving to highway threshold) shall be submitted to the Local Planning Authority in writing. Following the written agreement of the LPA the driveway shall be completed strictly as approved and shall be retained as such for the lifetime of the development.
Reason: To ensure that special regard is paid to the architectural and historic interest of the listed building in accordance with section 314A into the Town and Country Planning Act (1990) and Policy SP9 of the Newport Local Development Plan 2011 - 2026.

NOTE TO APPLICANT

1. 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.
2. This decision accords with Section 96(2) of the Historic Environment (Wales) Act 2023.
3. 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
4. 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.
5. 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.
6. 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.
7. 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.
8. This decision relates to: 218 200 Rev F Landscape Plan Felthorpe House, PP02B - Proposed floor plans and elevations, EXISTING AND PROPOSED BLOCK PLAN PP03A, 218 270 revA Felthorpe House Plant Schedule, PP01 - Existing Floor Plans and Elevations, Felthorpe aluminium thermal performance summary, Felthorpe Materials List, Heritage Impact Statement
9. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies GP6, CE6, CE7 and SP9 were relevant to the determination of this application.

10. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
11. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.
12. No works requiring planning permission should be commenced until the necessary planning permission has been obtained from the Local Planning Authority.

Signed on behalf of the Council



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Application Number: 26/0342

Decision Date: 13th August 2026

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).