

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

Sent: 18 June 2026 09:33

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case refs: 26/0208 & 26/0209 (9 High Street Caerleon, Newport NP18 1AG) (FULL & LBC)

Hi Vicky

Re: REPLACEMENT SHOP FRONT AND REDECORATION OF EXTERNAL ELEVATIONS, REPLACEMENT WINDOWS TO NORTH, EAST AND WEST ELEVATIONS. CHANGE OF USE OF FIRST FLOOR AREAS FROM A3 TO USE FOR 2 NO. OFFICES B1(A) & LISTED BUILDING CONSENT FOR REPLACEMENT SHOP FRONT AND REDECORATION OF EXTERNAL ELEVATIONS, REPLACEMENT WINDOWS TO NORTH, EAST AND WEST ELEVATIONS. CHANGE OF USE OF FIRST FLOOR AREAS FROM A3 TO USE FOR 2 NO. OFFICES B1(A)

Previous applications for planning permission (24/0193) and listed building consent (24/0194) for redevelopment of 9 High Street were withdrawn, due to concerns regarding impact of proposed rear extension upon both the listed asset and the SM area directly to the rear. Current applications are now made for a much-reduced scheme.

History and Significance

9 High Street, Caerleon is a Grade II listed building situated prominently within the Caerleon City Centre Conservation Area at the junction of High Street and Cross Street: an area historically known as "*The Square*". The building occupies a highly sensitive and historically layered location within the core of both present day Caerleon and historic footprint of the Roman legionary fortress of Isca. This positioning places it at the heart of Caerleon's Roman origins, its medieval market town development, and its later Georgian prosperity, all making for a site of long-standing historic, communal, and evidential value.

The asset appears to date principally from the early-C18, when the front range facing High Street (then Bridge Street) was constructed, probably as a dwelling. It infills the space between two earlier listed buildings (No. 8 High Street, of probable C16 origin, and No. 10 High Street, probably C17), thus reinforcing the building's setting (and significance) as part of a closely knit historic streetscape that has evolved over

several centuries. Though there is no firm evidence of an earlier structure on the site, the building appears to stand upon land formerly occupied by Roman barracks, indicating high potential for Evidential Value and archaeological sensitivity. Indeed, directly to the rear of the asset is SM MM248 (Caerleon Legionary Fortress: Former Garden of The Firs) which covers the current car parking area and extends behind the buildings along Cross Street. Though of little visual character as a modern car park with tarmac hardstanding finish, the area has high potential for buried features and earthworks representing part of a Roman legionary fortress.

Over the period of approximately 300 years since its construction, No. 9 High Street has undergone a series of adaptations reflecting the changing socioeconomics of Caerleon. While initially residential, documentary evidence confirms that, by the early-C19, the building was in mixed-use as both a dwelling and shop; a pattern that continued throughout the C19 and early-C20. Later alterations in the late-C20 and early-C21 enabled its use as café, bar, and restaurant, with significant changes to the ground floor interior, while the upper floors retained a more domestic character.

Architecturally, the building displays the modest, “polite” Georgian character that typifies much of Caerleon’s conservation area. The rendered frontage, traditional proportions and simple detailing reflect an understated architectural language that harmonises with the historic streetscape. Though ground floor shopfronts and first floor windows have been altered over time – and most notably particularly during the C20 - the overall scale, form and relationship with neighbouring buildings have remained consistent. The building’s front elevation continues to read clearly as a former house adapted for commercial use, reinforcing its legibility within the historic streetscape. Indeed, gradual adaptation of the asset over time has resulted in an asymmetric arrangement of openings and shopfronts to the principal elevation, an evolutionary pattern which is characteristic of the wider area, wherein many historic buildings have been incrementally altered to accommodate polite C18 modernisation and commercial activity, without wholesale rebuilding. This subtle irregularity in proportions and alignment therefore makes considerable contribution towards its aesthetic interest and contributes positively towards the layered townscape that defines the character of the conservation area.

However, whilst sash windows to first floor have at some time been sympathetically reproduced, the existing modern shopfronts to no.9 are of relatively poor quality: being rather of plain and unsympathetic design, they fail to enhance either the architectural character of the listed building or the wider context of the High Street. As a result, they detract from the special architectural and historic interest of the

building and erode contribution towards both its group value and the wider conservation area.

Overall, the significance of 9 High Street lies not only in its individual historic and architectural interest but also in its strong group value. The listing description emphasises this collective significance, and the building forms an integral part of a dense cluster of listed buildings that define the historic centre of Caerleon. It plays a key role in several important views identified within the Conservation Area Appraisal, particularly along High Street and Cross Street, where it contributes positively to enclosure, continuity, and townscape character. As such, the building makes a positive contribution towards the significance of the Caerleon Conservation Area, embodying its layered history, modest Georgian character, and long-standing commercial and communal function.

Impact of the proposed works

Shopfront

The most significant intervention is to the modern and poorly designed existing shopfront. Detailed construction drawings for the proposed shopfront have been provided. Here, the proposed is designed to reflect traditional proportions and detailing, based upon clear evidence within historical photographs of the asset. Notably, the design retains original structural openings and configuration of the ground-floor, thus avoiding any removal of historic wall fabric. It also unifies the frontage at ground floor level, whilst retaining an existing asymmetry which makes positive contribution towards both the character of the asset and the wider conservation area. Proposed awning is to be dark grey/black, with printed logo and text reserved for the front valence of the awning only.

This aspect of the proposed will result in significant enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Painting

It is also proposed to repaint the front elevation using a breathable silicate paint in a heritage “Lime White” colour. This approach is supported, will return the building to a more appropriate colour, and will result in significant enhancement to both the special interest of the listed asset and the character and appearance of Caerleon conservation area.

Windows

This application also proposes the repair and replacement of windows, as specified within the accompanying schedule.

As noted within the HIA (and list entry), windows to the first-floor front elevation are modern replacement. Though, for the most part, they reflect the historical 6-over-6 setting out, the upper sash to central window (W10) has (at some stage) been further altered to a single pane. It is also notable that multi-pane top sashes feature ‘horns’: a further clear indication of later intervention.

As proposed to first floor front, W09 and W11 will be repaired. Due to its condition, W10 is to be replaced in timber, with good-quality details now provided. It is of suitable proportion and positioning within the masonry surrounds, incorporates genuine ‘through’ glazing bars and slimline double-glazed units with perimeter seals to match the painted joinery finish.

Existing windows to side and rear are clearly identified within the HIA as being modern joinery of low significance. They are proposed for replacement in timber, with flush-closing casements and slimline double-glazing units incorporating coloured perimeter seals to match the painted frame finish.

Overall, reinstatement of a unified glazing pattern to first floor front windows - and restored uniformity to those at the rear of the asset - will result in enhancement to the special interest of the asset and the character and appearance of the conservation area.

Doors

This application also proposes the replacement of external doors to the rear of the property, as specified within the accompanying schedule.

Existing doors are clearly identified within the HIA as being modern joinery of low significance. They are proposed for replacement in timber, on what is essentially a ‘like-for-like’ basis. Though a missed opportunity for enhancement, the net result is zero impact upon special interest of the historic asset, or the character and appearance of Caerleon conservation area.

Cycle Parking

Revised information now proposes “*2no. long stay secure cycle parking spaces (such as a Buxton Locker by Broxap or similar)*”, formed in galvanised mild steel frame and finished in vertical timber cladding painted Anthracite grey. Adjacent, are “*2no. short stay spaces for visitors to the café (such as a Sheffield Galvanised Mild Steel Secure Cycle Stand)*.”

Whilst I have no concerns regarding their impact upon the lower significance rear elevation of the listed asset (or the character and appearance of the conservation area within this area unseen from the public realm), no significant belowground impact resulting from their construction should be ensured, due to the potential for buried archaeology in SM area MM248.

Conditions

Informative:

During the works, if any hidden historic features of significance are revealed, they should be retained in-situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.

Notes

- Can you please ensure that the Heritage Impact Assessment produced by Ashley DAVIES Architects Limited (dated February 2024) is added to both FULL and LBC, as this document contains analysis which informs the revised Heritage Impact Statement from Graham Frecknall Architecture & Design (Doc. Ref. 1805.25/GF).
- As this LBC application is for a GII Listed asset, it may be determined under my delegated powers. Please add the following to the conclusion of your LBC report: ***This conclusion is the view of named Building Conservation Officer with the appropriate Cadw LBC delegation: G. Arnall.***
- Please also note that Tan 24 has now been updated ([March 2026](#)). Please ensure that any references to this document within your LBC report are updated to reflect the change.

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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