

Delegated Decision Report

Application No:	25/0658	Statutory Period Expires:	24th October 2025
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Site:	<i>St Winifreds White Hart Lane Caerleon Newport NP18 1AB</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITIONS 3 (BIO DIVERSITY ENHANCEMENT), 4 (FRONT BOUNDARY PIERS AND WALL), 5 (ROOF LIGHTS) AND 6 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT MITIGATION) OF PLANNING PERMISSION 24/0510 SINGLE STOREY SIDE EXTENSION, REMOVAL AND REPAIR OF FRONT GARDEN WALL, AND REMOVAL OF CHIMNEY</i>		
Applicant:	<i>S Tapsell</i>		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

- 1.1 An application for a single-storey side extension, the removal and repair of the front garden wall and the removal of the chimney was granted with conditions under application ref.24/0510 in November 2024.

2. SITE LOCATION AND CONTEXT

- 2.1 St Winifreds is a two-storey detached dwelling located on White Hart Lane, in the Caerleon ward. The property is within the Caerleon Conservation Area (CE7) and Archaeologically Sensitive Area (CE6).

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks to partially discharge condition 3 (Biodiversity Enhancement), condition 4 (front boundary piers and wall), condition 5 (roof lights) and condition 6 (written scheme of historic environment mitigation) of application ref.24/0510.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
24/0510	SINGLE STOREY SIDE EXTENSION, REMOVAL AND REPAIR OF FRONT GARDEN WALL, AND REMOVAL OF CHIMNEY	GRANTED WITH CONDITIONS	07.11.2024

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

- 5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- Policy GP5 (Natural Environment)
- Policy CE6 (Archaeology Sensitive Area)
- Policy CE7 (Conservation Area)

6. CONSULTATION RESPONSES

6.1 PRINCIPAL HERITAGE OFFICER

3. Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.

- The bat box is to be located upon the western elevation of the building. It will be unseen within principal CA views.
- It has now been confirmed that the 8 no. bird boxes are proposed to be located around the garden and on the outbuildings on the site.
- I am satisfied with these details. Please discharge.

4. Prior to commencement of the proposed works to the front boundary piers and wall, a written methodology of removal, repair and rebuild, which includes a material specification, details of any coping, mortar and making good where the wall section is to be removed, shall be submitted and agreed to in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved methodology.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP.

- Drawing no. 200 of Approved application 24/0510 states that “Brick Garden wall to be repaired where required. Damaged Piers to be removed and rebuilt to match existing piers.”
- The method statement is clear enough regarding finishes, including repointing and the use of reclaimed material where necessary.
- With regard to new termination of the wall section proposed for demolition, it has now been confirmed that “the intention is to create a pier of similar style to the path entrance piers, although smaller in scale, re-using removed bricks to create the pier.”
- I am satisfied with these details. Please discharge this condition.

5. Prior to the commencement of works on the extension hereby approved, full details/specification of the rooflights to be installed shall be submitted to and agreed to in writing by the Local Planning Authority. The rooflights shall be conservation style, i.e. flush fitting and metal. The rooflights installed shall accord with the approved details and be retained for lifetime of development.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP.

I am satisfied with these details. Please discharge.

6.No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the

works on the archaeological resource.

I will let Heneb comment upon the suitability of the archaeological WSI.

6.2 HENEB

We note the submission of a Written Scheme of Investigation for an Archaeological Watching Brief, which has been prepared by APAC Ltd (Report no. WSI: WB/SWC/24, dated August 2025) on behalf of the applicant in order to meet condition 6 attached to the above planning consent.

The scheme meets current professional archaeological standards and is therefore acceptable.

However, we recommend that the applicants should not be fully discharged from their responsibility to ensure that the work is carried out until the completion of all of the archaeological work, which will be confirmed when the final report is submitted to you

6.3 ECOLOGY OFFICER

No response received to date.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

8.1 Condition 3 (biodiversity enhancement) reads:

“Prior to the commencement of development, a scheme of Biodiversity Enhancement Measure(s) and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Measure(s) shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with policy GP5 and policy 9 of Future Wales.”

5no small-hole bird boxes, 3no open-fronted bird boxes, 1no Schwegler bird box and 1no FF bat-box are proposed. The 8no. bird boxes are proposed to be located around the garden and on the outbuildings on site. The FF bat box is to be mounted at high level on the west facing elevation and will be unseen within principal conservation area views. In terms of implementation, each of the proposed enhancement measures are to be installed in the summer post completion of the built project. Thereafter, all bird/insect boxes are to be monitored/maintained and where damaged are to be made good or replaced like for like. The details provided are commensurate with the approved scheme and sufficiently address the requirements of condition 3.

8.2 Condition 4 (front boundary piers and wall) reads:

“Prior to commencement of the proposed works to the front boundary piers and wall, a written methodology of removal, repair and rebuild, which includes a material specification, details of any coping, mortar and making good where the wall section is to be removed, shall be submitted and agreed to in writing by the Local Planning Authority. The repairs shall be undertaken in accordance with the approved methodology.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP.”

The method statement specifies that cracked or spalled stonework / bricks in the affected existing face work to be cut out and replaced with matching reclaimed bricks bedded in lime mortar to match existing, before repointing adjacent cracked joints as specified. The mortar for re-bedding or repointing to comprise matching mortar gauged with well-graded sharp sand as manufacturers recommendations. The finished colour of the mortar will depend upon the sand used and samples must be prepared to ensure a good colour match to the existing mortar it replaces. Repointing where specified, old mortar in the joints shall be raked out square to depth of not less than 15mm, to give an effective key. Extra care shall be taken where the old mortar is hard or tightly adhering, and with find joints. On no

account shall angle grinders or other power tools be used. Where areas of brickwork are to be removed, carefully take down the existing defective brickwork and clean, sort and stack bricks and cover to protect from the elements for re-use as work proceeds. Where it is necessary to remove dense, strong mortar, it shall be cut out using a plugging or a claw chisel. After removal of existing mortar, joints shall be thoroughly cleaned and wetted immediately before filling. Infilling of the joints, the mortar shall be pressed well in to ensure maximum penetration, compaction and bond to the original bed. At the same time, it shall be kept well within the confines of the joint and never allowed to spread over the face of the brickwork. When biscuit hard, the mortar can be brushed back from the face of the brick to expose each edge. Where arises are worn, the pointing shall be kept back from the face to avoid an apparent increase in the thickness of the joint and the creation of feather edges. Any repointing shall be carried out from the top of the wall downwards using mortar to match existing. All work of making good shall be finishes to match the existing original work in respect of material, colour, texture, profile. For brickwork this is to also include matching the existing face bond and pointing. Any new brickwork to match the existing stock, gauge, face bond and pointing. Face bricks recovered are to have loose debris removed before reinstatement. All incomplete brickwork to be covered in polythene sheet and hessian at the end of each day to protect from the elements and to seek to avoid efflorescence.

The method statement provides sufficient information regarding finishes, including repointing and the use of reclaimed material where necessary. With regard to new termination of the wall section proposed for demolition, it has now been confirmed that the intention is to create a pier of similar style to the path entrance piers, although smaller in scale, re-using removed bricks to create the pier. The Council's Principal Heritage Officer is satisfied with the details provided and the methodology statement sufficiently addresses the requirements of condition 4.

8.3 Condition 5 (roof lights) reads:

"Prior to the commencement of works on the extension hereby approved, full details/specification of the rooflights to be installed shall be submitted to and agreed to in writing by the Local Planning Authority. The rooflights shall be conservation style, i.e. flush fitting and metal. The rooflights installed shall accord with the approved details and be retained for lifetime of development.

Reason: In the interests of preserving the character and appearance of the Caerleon Conservation Area. Policies GP6 and CE7 of the LDP"

A manufacturers specification has been provided, including details of the rooflight. The "Conservation" rooflight is proposed which is a low-profile skylight, with an authentic traditional appearance. The Council's Principal Heritage Officer is satisfied with the details provided and the requirements of condition 4 have been satisfied.

8.4 Condition 6 (written scheme of historic environment mitigation) reads:

"No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource"

A document comprising a Written Scheme of Investigation detailing the methodology used to mitigate proposed works has been submitted. Condition 6 was assigned to the proposed work, requiring an archaeological watching brief to be conducted during all ground disturbance works associated with the project. The condition was added due to the site's placement within an archaeologically sensitive area. Heneb have reviewed the scheme provided and are satisfied that it meets current professional archaeological standards and is therefore acceptable. It is recommended that the applicants are not fully discharged from their responsibility to ensure that the work is carried out until the completion of all of the archaeological work, which will be confirmed when the final report is submitted. This application is seeking a partial discharge which therefore accords with the guidance from

Heneb. The requirements of Condition 6 have been satisfied, insofar as they relate to submission of a written scheme of historic environment mitigation.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The information submitted provides sufficient details relating to a biodiversity enhancement scheme/a timetable for implementation, written methodology relating to the front boundary piers and wall, details of the proposed roof lights and a sufficient written scheme of historic environment mitigation. The information is sufficient to partially discharge condition 3 (Biodiversity Enhancement), condition 4 (front boundary piers and wall), condition 5 (roof lights) and condition 6 (written scheme of historic environment mitigation) of application ref.24/0510.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: Biodiversity Enhancement and Green Infrastructure Reports, Data-Sheet-Conservation-Rooflight-July-2023, CR WRSF LS B - Flush Slate, Methodology Statement - Brick Wall, Product-Sheet-Conservation-Rooflight-Sept-2023, Written Scheme of Investigation for an Archaeological Watching Brief, Correspondence RE: Condition 3 & 4.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP5, CE6 and CE7 were relevant to the determination of this application.

03 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.