

Arnall, Guy

From: Arnall, Guy
Sent: 04 November 2025 12:08
To: 'Steffan Harries'
Cc: Marshall, Paul (Senior Planning Enforcement Officer)
Subject: RE: 25/0860 The Priory, Caerleon

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Steffan

Thanks for getting in touch.

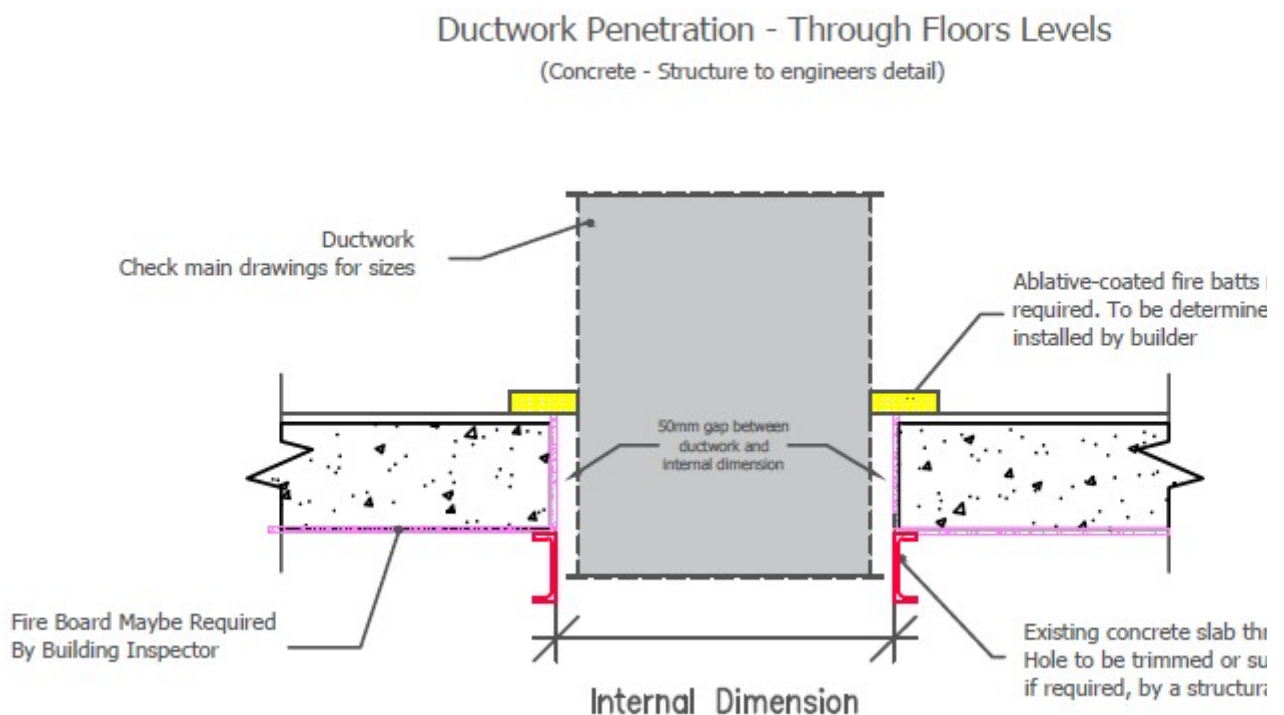
Generally happy with the proposal, the HIS is very thorough.

My only concerns are details for:

- the proposed louvres to doorway and window, including their proposed colour, and their positions and means of fixing within the masonry surround
- Proposed penetration through the first-floor structure

Regarding the latter, the supplied details (Drawing No: TPC-BW-00-006) currently shows an *“Existing concrete slab through each level :-*

Hole to be trimmed or supported if required, by a structural engineer.” (see below). I assume the existing internal floor structure is timber?



If the existing floorboards can be carefully lifted for investigation of the structure, the above details can be amended/supplied up-front. This will eliminate the need for action conditions and reduce the period outside compliance with the associated LBEN (E25/0046 - compliance date 10 October 2025).

Target date for the decision is 05/12/2025 so, if you are happy with this, we will need to agree an extension of time, as necessary.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

From: Steffan Harries <steffanharries@lrmp planning.com>
Sent: 03 November 2025 16:13
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: 25/0860 The Priory, Caerleon

Afternoon, Guy.

Hope you're well, and settling in to the new role at Newport – albeit I'm not 100% sure when you left Cardiff so it may not be that new a role anymore!

You may not have looked at the above application in much detail yet, but just to let you know, I'm the agent working on behalf of the proprietors in seeking to regularise the unlawful ducting issue. Joanne Davidson provided the initial advice on this issue so it would probably be useful to you if you have a quick catch up with Joanne if you've not done so already, for a bit of the history.

Otherwise, should you wish to visit the site, please let me know and we can arrange it. I'll wait to hear from you otherwise, noting that you may not have looked at the application in much detail yet.

Kind regards,



STEFFAN HARRIES MRTPI
DIRECTOR

T: 02920 349737 M: 07500 931546
www.lrmp planning.com

22 Cathedral Road, Cardiff, CF11 9LJ

REGISTERED ADDRESS: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ

DISCLAIMER: The contents of this e-mail and of any attachments, are confidential and may be privileged. If you have received this e-mail in error you should not disclose, disseminate, distribute or copy this communication or its substance. Please inform the sender and delete it from your mailbox and/or any other storage device. LRM Planning Limited does not accept liability for any statements made which are the sender's own and not expressly made on behalf of LRM Planning Limited or one of its agents. Please note that neither LRM Planning Limited nor any of its agents accept any responsibility for viruses that may be contained in this e-mail or its attachments and it is your responsibility to scan the e-mail and attachments (if any).