

Delegated Decision Report

Application No:	26/0329	Statutory Period Expires:	15th July 2026
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Site:	<i>Royal Gwent Hospital Cardiff Road Newport South Wales NP20 2UB</i>		
Proposal:	<i>REPLACEMENT OF EXISTING WINDOWS (PHASE 2) INCLUDING REPAIRS TO MASONRY STRUCTURE AND DECORATION</i>		
Applicant:	<i>N Holt</i>		
Type:	Full	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 25/0859 was granted at the site on the building for the REPLACEMENT OF EXISTING WINDOWS WITH NEW, ADDITION OF BRIES SOLEIL ON APPLICABLE ELEVATIONS AND REPAIRS TO MASONRY STRUCTURE AND DECORATION.

1.2 The proposed development is for the replacement of windows on the South elevation of the application site to Smart Systems VS600 sash window, restricted to 100mm max. opening (top and or bottom) without 2 stage override, and will contain tinted solar control glazing in the colour RAL 7012. The development also proposes vertical fin brise soleil which will match the colour of the windows, whilst the fins are to contrast in colour to the frame. Behind the brise soleil are Smart Systems fixed light aluminium windows in RAL 7012. The steel posts and head beam surrounding the windows will be retained and finished to match the windows, the existing concrete beam above each window is to be repaired and painted in white where required, and the brickwork on the building is to be retained.

2. SITE LOCATION AND CONTEXT

2.1 The application site is a seven-storey hospital building built as part of the Royal Gwent Hospital reconstruction program during the 1950's to 1960's. The building is a prominent building to the North of Cardiff Road B4237. The site is located adjacent to the south-eastern corner of both Belle Vue Conservation Area and Belle Vue Historic Park and Garden.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposed development seeks to change the existing steel painted white windows on the North and inner West elevation of the application site to Aluminium polyester powder coated dark grey. The proposed windows would be Smart Systems VS600 sash window to be restricted to 100mm max. opening top and/or bottom Colour RAL 7011, whilst others are fixed shut. New window section- Alitherm 600 with spandrel panels in colour RAL 7011. Where applicable, integrated weather rated louvres will be inserted within the panels above the windows in and the colour will match the windows. The brickwork on the building is to be retained. The steel posts surrounding the windows will be retained and finished to match the windows.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0859	REPLACEMENT OF EXISTING WINDOWS WITH NEW, ADDITION OF BRIS SOLEIL ON APPLICABLE ELEVATIONS AND REPAIRS TO MASONRY STRUCTURE AND DECORATION	GC	04/12/2025

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 Technical Advice Note

Technical advice note (TAN) 12: design

Technical advice note (TAN) 24: the historic environment

5.4 The Historic Environment Act 2023

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy CE1 (Routeways, Corridors and Gateways)

Policy CE7 (Conservation Areas)

Policy SP9 (Conservation of the Natural, Historic and Built Environment)

5.4 SUPPLEMENTARY PLANNING GUIDANCE

Wildlife and development SPG

6. CONSULTATION RESPONSES

6.1 Heritage Officer:

This phase of work follows on from that approved under 25/0859.

The site is not located within a Conservation Area, nor is it a heritage asset. However, the site is located adjacent to the south-eastern corner of both Belle Vue Conservation Area and Belle Vue Historic Park and Garden (which have a conterminous boundary). This registered area contains several listed buildings, with the nearest being Cardiff Road Lodge, approximately 45m away from the site. Of particular relevance is that significant view within the Grade II Registered Park; one which affords views from the elevated Grade II Pavilion and attached Conservatories (Cadw Ref. 16955) and the Grade II Terracing below (Cadw Ref. 16956), through the treed park slopes below and towards the wider city beyond.

Though the proposed site is detached from the abovementioned heritage assets (being separated by Belle Vue Lane), it is a substantial modern building, set on higher ground to the east. As a result, it inevitably forms an existing and visible eastern backdrop to parts of the southern portion of the park. Though within line of the identified significant view, the heavily treed slopes provide cover within key views from the elevated Grade II Pavilion and attached Conservatories.

Considering the nature of the proposed works, which do not involve enlargement of the substantial existing building (but some modification to its finished appearance), in my view there will be no harmful impact upon the setting of Belle Vue Conservation Area or Belle Vue Historic Park and Garden i.e. the way in which the assets are experienced, understood and appreciated.

6.2 CADW:
Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

Assessment
Registered Parks and Gardens

PGW(Gt)19(NPT) Bellevue Park
PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle

This planning application is for replacement existing windows (Phase 2) and repairs to masonry structure at Royal Gwent Hospital, Cardiff Rd Newport, NP20 2UB.

The above registered parks and gardens are located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views between the proposed development and registered park and garden PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle. Consequently, the proposed development will have no impact on the settings of registered park and garden PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle.

The proposed development is located some 25m east of the east boundary of the registered park and garden PGW(Gt)19(NPT) Bellevue Park registered for its historic interest as a good example of a late nineteenth-century public park remaining intact and having historical associations with the influential garden designer Thomas Hayton Mawson (1861-1933). It also has group value with the listed pavilion and conservatories, rustic tea house, terracing, park lodges, entrance gates and boundary walls.

The park was restored in the early 2000s with the support of the Heritage Lottery Fund.

Significant views are from the terraces through the park to the city and over the river Usk and the Bristol Channel.

The proposed development is for the replacement of windows to the north and west elevations of a seven-storey building together with repairs to masonry structure and decoration.

The proposed alterations are to an existing building and will not greatly change its appearance. They do not lie within the identified significant views from the registered park and garden and in most views will be screened by trees within the park. As such whilst there may be a very slight visual change in the view from the registered park and garden this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW(Gt)19(NPT) Bellevue Park.

6.3 Ecology: No comments received.

6.4 Environmental Health: No comments received.

6.5 Structures: No comments received.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 21/05/2026, Site Notice was put up on 29/05/2026.

7.1 61no. neighbours were consulted. 1no. neighbour comment was received.

I do not support the plan to change existing windows, the windows are historically beautiful and in my opinion one the reason this building is a listed historic one. The windows are functional and let in loads of natural light and adds to what make the building beautiful. I absolutely would not welcome the change I love the windows.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development, and the efficient use of land is encouraged. A full assessment is carried out below.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The elevations of the units both contain steel windows painted in white, creating a consistent, uniform appearance. The Northern and Western elevations are viewable from Belle Vue Lane, and some potential views from Belle Vue Park. It is noted under 25/0859 that the Southern elevation had works approved for grey aluminium windows and brise soleil. The change to the windows on the other elevations would retain the coherent and uniform design across the building. There is no merit to keep the existing design of the existing windows, and therefore this change is coherent and acceptable.
- 8.2.3 The windows proposed are aluminium grey sash windows restricted to 100mm opening top and/or bottom in colour RAL 7011. When assessing the context of the site, and the surrounding design on the buildings, the neighbouring hospital building fronting Cardiff Road features slim grey/black frames, so a darker frame would not appear out of place in this context, as with the recently granted application for the Southern elevation, it is considered the aluminium grey frames in this location would be deemed acceptable and the design retains a uniform appearance. It is noted that the Southern elevation was granted in colour RAL 7012, and this application is seeking RAL7011. When assessing these colours next to each other, the difference is marginal, and given they are on different elevations, will not be create an incongruous poor design. The applicant has stated they are looking to change the previously approved colour under 25/0859 on the Southern elevation from 7012 to 7011 to match this application, however, no application has been submitted as of yet.



- 8.2.4 The existing façade features white-framed windows with smaller glazed panels located above. These smaller upper panels are currently glazed. It is now proposed to replace these glass elements with solid panels. The intention behind this change is to allow these zones to accommodate mechanical ventilation louvres. From the plans, these are in a grey colour to match that of the windows and would be deemed acceptable. The existing concrete edge beam is proposed to be repaired as required and painted white. This is deemed acceptable and would break up the grey fenestration.

8.3 Main routeway

- 8.3.1 The site is situated to the North of Cardiff Road B4237 and the application site elevations face onto Belle Vue Lane. In this instance Policy CE1 would apply. Proposals should protect and enhance the appearance and connectivity of existing and future main route corridors and gateways into the city. The development does not create a harmful impact in this instance given the scale and orientation of development.

8.4 **Heritage**

- 8.4.1 The site is located adjacent to the south-eastern corner of both Belle Vue Conservation Area and Belle Vue Historic Park and Garden. The Heritage officer has been consulted on the application and states, though the proposed site is detached from the

abovementioned heritage assets (being separated by Belle Vue Lane), it is a substantial modern building, set on higher ground to the east. As a result, it inevitably forms an existing and visible eastern backdrop to parts of the southern portion of the park. Though within line of the identified significant view, the heavily treed slopes provide cover within key views from the elevated Grade II Pavilion and attached Conservatories. Considering the nature of the proposed works, which do not involve enlargement of the substantial existing building (but some modification to its finished appearance), in my view there will be no harmful impact upon the setting of Belle Vue Conservation Area or Belle Vue Historic Park and Garden.

- 8.4.2 CADW were also consulted, the above registered parks and gardens are located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views between the proposed development and registered park and garden PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle. Consequently, the proposed development will have no impact on the settings of registered park and garden PGW(Gt)58(NPT) Nos 15 and 17 Stow Park Circle. The proposed development is located some 25m east of the east boundary of the registered park and garden PGW(Gt)19(NPT) Bellevue Park registered for its historic interest. The proposed development is for the replacement of windows to the north and west elevations of a seven-storey building together with repairs to masonry structure and decoration. The proposed alterations are to an existing building and will not greatly change its appearance. They do not lie within the identified significant views from the registered park and garden and in most views will be screened by trees within the park. As such whilst there may be a very slight visual change in the view from the registered park and garden this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of the registered park and garden PGW(Gt)19(NPT) Bellevue Park.

8.3 Residential Amenity

- 8.3.1 It is considered the development would not have a negative impact on residential amenity experienced. Therefore, this accords with Policy GP2.

8.4 Ecology

- 8.4.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step wise approach (Paragraph 6.4.15) has been applied.* Given the development proposed, it is considered that the development is changing the windows, it is considered that no GI will be lost as part of the development.

- 8.4.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No enhancement scheme has been proposed as part of this application, however, under 25/0859, a biodiversity scheme was conditioned. Given this, the limited scale of this

proposed development, and no loss of GI, the scheme as submitted under 25/0859 is deemed acceptable, and a new scheme will not be conditioned under this application.

8.5 Other comments

- 8.5.1 One neighbouring property provided comment and states they are not in support for the change of the windows as they are historically beautiful, functional and let lots of natural light through. On assessment, it has been noted that there is no design merit to keep the windows, the original application on the southern elevation included brise soleil to reduce sunlight into the windows to reduce heat in the hospital. Given the change in colour, this has now been translated across the other elevations of the hospital to keep a consistent design. The heritage officer and CADW have no objections, and therefore, the change is deemed acceptable.

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 Overall, it is considered the development would not have a harmful impact on the area, and proposed changes will provide a more coherent appearance across the entire building.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: RGH B-ABUHB-XX-XX-DT-A-103 - PHASE 2 - Window types; RGH B-ABUHB-XX-XX-DR-A-102a - PHASE 2 - Existing and proposed elevations; RGH B-ABUHB-XX-XX-DR-A-001a - Site Location Plan; RGH B-ABUHB-XX-XX-DR-A-223 - PHASE 2 - Proposed Plans - Levels 6 and 7.; RGH B-ABUHB-XX-XX-DR-A-222 - PHASE 2 - Proposed Plans - Levels 4 and 5; RGH B-ABUHB-XX-XX-DR-A-221 - PHASE 2 - Proposed Plans - Levels 2 and 3; RGH B-ABUHB-XX-XX-DR-A-102 - PHASE 2 - Existing/Proposed Elevations.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, CE7, SP9 were relevant to the determination of this application.

02 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.