

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 22 October 2025 11:42
To: Webster, Ben (Planning Officer)
Cc: Arnold, Lauren (Planning Enforcement Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0763 (27 Backhall Street Caerleon Newport NP18 1AR) (FULL)

Hi Ben

Re: INSERTION OF ROOF LIGHT IN REAR ROOF SLOPE, INSERTION OF SECOND FLOOR SIDE WINDOW AND OTHER RENOVATIONS TO INCLUDE WORK TO SILLS, RENDER, VERGE AND ROOF

1. Background

27 Backhall Street is a Grade II Listed Building (Cadw Ref: 2957) prominently located within Caerleon Conservation Area (within which there is an Article 4 Direction) and the Archaeological Sensitive Area of Caerleon.

There is a long and complex planning history relating to this asset, including two appeals (against FULL and LBC refusals) and two enforcement complaints (see below).

Planning History

- [00/1218](#) GRANTED - FULL - CHANGE OF USE FROM SHOP TO DOMESTIC DWELLING, ERECTION OF REAR EXTENSION AND EXTERNAL ALTERATIONS
- [00/1219](#) GRANTED - LBC - LISTED BUILDING CONSENT APPLICATION FOR ERECTION OF REAR EXTENSION, INTERNAL AND EXTERNAL ALTERATIONS
- [01/0363](#) APPROVED - DOC - PARTIAL DISCHARGE OF CONDITIONS 01(DETAILS OF JOINERY), 02(DETAILS OF INTERNAL DOORS & OTHER FEATURES) & 06(SCHEDULE OF WORKS) OF PLANNING APPROVAL REFERENCES 00/1219/LB & 00/1218/F
- [02/0349](#) GRANTED - LBC - LISTED BUILDING CONSENT APPLICATION FOR REBUILDING OF GABLE WALL
- [02/0634](#) GRANTED - FULL - REBUILDING OF GABLE WALL
- [03/0183](#) APPROVED - DOC - DISCHARGE OF CONDITION 03 (ARCHAEOLOGICAL WATCHING BRIEF) OF PLANNING PERMISSION 02/0634 FOR THE REBUILDING OF GABLE WALL
- [06/1722](#) APPROVED - DOC - DISCHARGE OF CONDITION 03 (ARCHAEOLOGICAL WATCHING BRIEF) OF PERMISSION 02/0634 FOR THE REBUILDING OF GABLE WALL
- [10/0081](#) GRANTED - LBC - LISTED BUILDING CONSENT FOR REPLACEMENT OF STAIRCASE AND ASSOCIATED ALTERATIONS
- [12/0009](#) REFUSED - FULL - RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS
- [12/0010](#) REFUSED - LBC - LISTED BUILDING CONSENT FOR RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS
- [14/0182](#) INVALID - FULL - RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS
- [14/0183](#) INVALID - LBC - LISTED BUILDING CONSENT FOR RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS

Appeals

- 12/0009 (APP/G6935/E/14/2215735) RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS

- 12/0010 (APP/G6935/A/14/2215260) LISTED BUILDING CONSENT FOR RETENTION OF SINGLE STOREY REAR EXTENSION AND REFURBISHMENT WORKS AND PROPOSED ADDITIONAL RESTORATION WORKS

Enforcement Complaints

- E10/0857 UNAUTHORISED WORKS TO A LISTED BUILDING
- E05/0906 Unsightly

This application proposes a number of alterations, including those to the external elevations, many of which are intended to regularise and restore works which have previously been undertaken without the benefit of Listed Building Consent.

2. Comments

Render

Specialist advice has been sought regarding remedial works and, most importantly, it is proposed that: *“Existing cracked and damaged areas and drips hacked out and reformed”*. Specification and methodology for the proposed works is considered to be satisfactory. For clarity, a condition has been applied to ensure that the drip details are to be permanently removed as part of these remedial works (see list of conditions, below).

It is proposed that all areas of render are to be sanded back and have *“Ty Mawr top coat applied and finished in lime wash with casein natural paint; applied in 3 to 4 coats.”* A sample of the finish colour ‘Ynys Mon Tint’ has been supplied. This is considered an acceptable approach.

Front Elevation Windows

Historically, there has been considerable debate regarding the loss of arched window heads to two of the ground floor windows of this asset. Earliest evidence suggests that these were once flat - and were, therefore, perhaps rebuilt in rough-brick arches following decay of their timber lintels (see undated photos below). Therefore, the proposed retention of the existing flat window arches is considered acceptable.

There has also been considerable debate regarding details of the existing window joinery. As the existing are multiple-pane sashes, their lack of ‘horns’ is entirely appropriate: ‘horns’ were only introduced as additional strengthening for sashes following the introduction of large windowpanes resulting from ‘cylinder glass’ manufacture. Their retention as part of these works is therefore considered appropriate. However, the existing glass is a very poor imitation of historic cylinder glass, and its replacement is considered necessary. According to the *Design Statement* which accompanies this application:

“This is to be replaced by heritage slim line glazing installed by local heritage craftsmen, the work will include the works necessary to refurbish the existing windows and re-putty them with a 11mm ultra slimline Hand drawn double glazed panel. This would make the glass only double the thickness of the existing single pane of glass as well as dramatically increase the thermal value, negating the need for secondary glazing. Therefore, a sample of the glass is accompanying this application, which will confirm whether it’s appropriate.”

I cannot see that any such sample has been supplied. Nonetheless, it is acknowledged that these modern replica windows may be altered to include slimline double-glazed panes without impacting upon character and appearance of the listed asset (and therefore Caerleon Conservation Area), provided that their details are appropriate (e.g. perimeter spacer bars will match the painted finish of the joinery). As such, a condition has been applied for details of alteration to front windows.

The existing windowsills are clearly formed in modern concrete, having been introduced during unauthorised works to the building. They are considered harmful towards the special interest of the listed asset and, by extension, the character and appearance of Caerleon Conservation Area. It was proposed as part of the pre-application that that the *“concrete cills previously installed will be replaced with cut stone to match the existing size and shape.”*

Though not annotated within the drawings, this work is proposed within the accompanying 'Design Statement' - and has been secured by condition (including details) for the avoidance of doubt.

2.3.4 Other Details

The bolection-moulded panel detailing of the existing front door is considered acceptable. I would not seek replacement as part of these works.

The reinstatement of traditional verge detailing is proposed. The supplied details are considered acceptable.

From the ground, it appears that the existing rainwater goods are formed in cast metal and have a satisfactory appearance. Repair only is proposed as part of this application.

2.3.5 Attic Space

Following inspection on site it is agreed that the attic space to the south-west end of the building is essentially uninhabitable as things stand. To maximise viable use of the listed asset, it was agreed that natural light is required.

The scale and positioning of the rooflight now proposed to the rear roof slope would not impact upon public conservation area views and, therefore, would not impact upon the character and appearance of Caerleon Conservation Area. To minimise impact upon private conservation area views, a condition for a rooflight of the 'conservation' type has been added below.

A new gable window is also proposed to the south-west elevation of the building. As shown within proposed drawings, the window is of acceptable scale and positioning, and acceptable details have been provided. Character and appearance of Caerleon Conservation Area will be preserved.



3. Conclusion

Pending satisfaction of the conditions attached to this consent, it is considered that the character and appearance of Caerleon Conservation Area will be preserved.

4. Conditions

For the avoidance of doubt, existing drip details to the external render of the listed asset shall be removed as part of these works.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

For the avoidance of doubt, as part of these works all glass panes to the existing windows shall be replaced with glass panes of a traditional 'hand-drawn' finish.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

For the avoidance of doubt, as part of these works all existing concrete windowsills shall be replaced with windowsills in natural stone.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

The roof light shall, when fitted, be flush to the roof pitch, with no greater upstand than 25mm above the roof covering. It shall have a surround of a dark matt finish.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of the proposed double-glazed units and their means of insertion into existing windows (including any associated joinery alterations required to accommodate them) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any such works to existing windows.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of the proposed replacement natural stone windowsills shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any such works.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

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

-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 07 October 2025 13:55

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

Subject: Planning Consultation Request for case ref: 25/0763

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 25/0763

Address: 27 Backhall Street Caerleon Newport NP18 1AR

Proposal: INSERTION OF ROOF LIGHT IN REAR ROOF SLOPE, INSERTION OF SECOND FLOOR SIDE WINDOW AND OTHER RENOVATIONS TO INCLUDE WORK TO SILLS, RENDER, VERGE AND ROOF

submitted on 15 September 2025.

View details of 25/0763 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0763&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cdb61a1994f3241e7a55308de05a0afd1%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638954385030261545%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFrpbClzIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=hN8afMM8nN4tuHR7kiNk01JKtW%2B2NmmS3ycB7fPLcQc%3D&reserved=0>

Your sincerely
Development Management