

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 22 October 2025 11:29
To: Webster, Ben (Planning Officer)
Cc: Arnold, Lauren (Planning Enforcement Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0753 (27 Backhall Street Caerleon Newport NP18 1AR) (LBC)

Hi Ben

Re: LISTED BUILDING CONSENT FOR RENOVATIONS AND ALTERATIONS TO EXISTING PROPERTY

1. Background

27 Backhall Street is a Grade II Listed Building (Cadw Ref: 2957). According to the list entry:

“Exterior: The building is entirely pebble-dashed presumably over local rubble stone, Welsh slate roof. It is a two storey, single depth building in a range running parallel with the street. It originally had a small rear wing but this is now separated off from it. The ground floor has three windows, two doors and a small shopfront arranged thus W : D : W : W : SF : D. The left hand window is a 6 over 6 pane sash and the other two are 4 over 4 with exposed cases and elliptical heads. The left hand door is 4-panel; the right hand one is a modern part glazed one. The shopfront is a mid C19 small paned one with 8 x 3 panes in a moulded frame which includes the modern door. Six windows above with 4 over 4 sashes and exposed cases; the left hand window is not spaced evenly with the rest. Gable end roof with ridge stack on the left gable.”

It should be noted that the interior has, apparently, never been inspected by Cadw, the list description simply stating: *“interior: Not inspected at time of resurvey.”*

The asset is prominently located within Caerleon Conservation Area 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 Unsignificantly

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

Internal Works

As noted within the pre-app submission, the appeal document referenced above states that:

“The Council confirmed at the hearing that it accepts that the building had been subject to a series of alterations during the 20th century and that it is likely that the interior contained few if any features of special architectural or historic interest at the time it was listed or when the recent works commenced. In granting LBC and PP in 2000 /2001 it was recognised that residential use, a new rear extension, and substantial alterations to the internal layout were justified in order to give the building a new lease of life. The Council therefore takes no issue with the alterations to the internal layout. Nor does it now take any issue with the size of the extension that has been built.”

Considering the above – and the lack of detailed evidence for the previous internal condition – I see no reason to deviate from this conclusion. Upon this basis, I take no issue with proposed amendments to the interior plan.

It should, however, be noted that the appeal document also highlights those structural works undertaken without the benefit of LBC:

“It is, however, evident that the works that have taken place have resulted in the loss of a high proportion of the building’s original roof and floor timbers. The few exposed original roof members that remain are undated but have pegged joints and appear to be very old. Photographs indicate that it is likely that much of the other lost structural timbers were of a similar age. It is therefore likely that they were of significant historic interest, and an integral part of the building’s historic character. The replacement timberwork largely comprises modern sawn softwoods, and modern jointing methods such as joist hangers have been used. I consider for these reasons that the works to the original roof and floor structure have caused significant harm to the building’s historic character and special interest.”

Available photographic evidence of the works being undertaken suggests that a number of the principal floor beams were retained, with new placed alongside to support replacement floor joists. It is also clear that two of the four roof trusses were replaced at this date, with new sawn softwood timbers. Whilst considered likely, it is not beyond doubt that these new elements did indeed replace early, significant structural fabric. As per the appeal document: *“Photographs indicate that it is likely that much of the other lost structural timbers were of a similar age. It is therefore likely that they were of significant historic interest, and an integral part of the building’s historic character.”*

Due to the lack of unequivocal evidence to this regard (or clear evidence for the form and condition of the lost structural fabric), it is my view that the only reasonable enforcement route would be prosecution under Section 117 of the HEW Act 2023. Considering that the previous owner is now deceased, it is concluded that such an approach would not be expedient.

External Works

There is considerably more evidence available for external alteration undertaken without Listed Building Consent. I am pleased to see that these external works are proposed for restoration and regularisation under this application.

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 acceptable.

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, 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 window sills are clearly formed in modern concrete, having been introduced during unauthorised works to the building. They are considered harmful towards its special interest. It was proposed as part of the pre-

application 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.

Staircase Window

It is proposed to reinstate this crudely stopped-up opening to the rear elevation, to reveal the stained-glass window still in situ:

“This will be retained but as it sits on the primary staircase providing the means of escape to the ground floor, it will be protected by clear safety glass to prevent damage to it and protect the occupants. The window will be cleaned and decorated.”

This approach is supported, and details for the proposed secondary glazing have been secured by condition.

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 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 principal views of the asset and, therefore, is considered acceptable. For clarity, 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. Considering this wall was rebuilt in modern materials under application ref: 02/0634, the proposed will not impact upon historic fabric. As shown within proposed drawings, the window is of acceptable scale and positioning, and acceptable details have been provided. This is therefore supported, to maximise viable use of the asset without causing undue harm to its special interest.



3. Conclusion

Pending satisfaction of the conditions attached to this consent, it is considered that the special architectural and historic interest of the Grade II listed asset will be restored.

4. Notes

Please note that this application may be determined under my delegated powers, with no need to notify Cadw. For the avoidance of doubt, please add the following to the conclusion of the LBC report:

This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: Guy Arnall.

5. 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.

Although 'hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) shall be avoided unless there is absolutely no alternative, should any such hot works be required, they shall not be commenced until such time as a method statement relating to all hot works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

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 for the proposed secondary glazing to the existing staircase window (including any associated joinery alterations required to accommodate it) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said window.

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: 23 September 2025 12:20

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

Subject: Planning Consultation Request for case ref: 25/0753

Dear Principal Heritage Officer

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

App Number: 25/0753

Address: 27 Backhall Street Caerleon Newport NP18 1AR

Proposal: LISTED BUILDING CONSENT FOR RENOVATIONS AND ALTERATIONS TO EXISTING PROPERTY

submitted on 12 September 2025.

View details of 25/0753 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0753&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C44a1e111357d43c7361608ddfa932f49%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638942232526727110%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=DZZNkf5%2BtEy4MqQ%2BgK1Ev4m2FH0CHPX2x%2B9HIX6kPxo%3D&reserved=0>

Your sincerely
Development Management