

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 15 July 2025 12:57
To: Webster, Ben (Planning Officer)
Subject: RE: Brynglas House, Brynglas Road (25/0500) - Consultation Request

Hi Ben

The Annexe building proposed for demolition is of Modernist C20 design, located within the curtilage of GII Listed Brynglas House. It was constructed within the remnants of the walled kitchen garden immediately to the north of the house. Formerly divided by gravel paths, the historic garden layout has now gone, along with the high garden walls to the south and (possibly) east, the associated glasshouses, and original outbuildings. The former gardener's house, now a private dwelling, is located to the north and is separately listed.

Following construction of the annexe building in c.1967, later development further crowded the listed asset and its curtilage during the 1970s, and it was perhaps at this time that the structure in question was extended, to intrude further into the former walled-garden space.

The whole is located within the GII Listed RHPG of Brynglas.

I would agree with the accompanying HIA that the Significance of the Annexe building is Low, and that the existing structure has a negative impact upon the setting of the GII asset, the curtilage listed remains of the former garden walls, and the significance of the wider RHPG. Its demolition would not be resisted upon this basis.

Curtilage Listing

Section 76(5) of the Historic Environment (Wales) Act 2023 says that:

In this Act “listed building” means a building included in the list maintained under this section, and includes—

(a) any structure or artificial object that is fixed to the building and ancillary to it;

(b) any other structure or artificial object that—

(i) forms part of the land and has done so since before 1 July 1948, and

(ii) was within the curtilage of the building, and ancillary to it, on the date on which the building was first included in the list, or on 1 January 1969, whichever was later.

Designs for the structure in question were produced in 1966, and map evidence shows that it was in situ by the OS mapping of 1968. Therefore, the building cannot be considered curtilage listed with the GII Listed Asset.

External Consultation

If the works of demolition - or the introduction of hardstanding within the curtilage of the listed building which is proposed to follow - are considered to constitute development requiring a planning application, then Cadw should be consulted, as the works would ‘*affect the site of a registered historic park or garden or its setting*’. In this scenario, I would also recommend that Heneb (formerly GGAT) are consulted.

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: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 14 July 2025 15:34
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Brynglas House, Brynglas Road (25/0500) - Consultation Request

Good afternoon Guy,

I hope you're settling in well with NCC.

I have a prior demolition application for an annexe building at Brynglas House (Brynglas Road). The system is showing that you have been consulted but I suspect the consultation request may have slipped through the net or even not been sent, given that you have not long started.

There is no immediate rush on this one, but, if possible, please could you provide comments by Friday? I apologise for not allowing more time but my scope for extending the application is limited on this one.

The annexe building itself is of low historical/architectural value, but it is within the setting of Brynglas House is a grade II listed Georgian/Victorian mansion and sits within a Registered Park and Garden.
I have attached the HIA to provide more context of the site.

If you have any questions, please let me know.

Many thanks,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

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