

Webster, Ben (Planning Officer)

From: Arnall, Guy
Sent: 20 October 2025 10:47
To: Webster, Ben (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0573 (16 Goldcroft Common Caerleon Newport South Wales NP18 1BA (FULL))

Hi Ben

Re: PROPOSED REPLACEMENT OF WINDOWS, DOORS, FASCIA AND RAIN WATER GOODS, REPAINT EXTERNAL RENDERED WALLS, REMOVAL OF CHIMNEY, RE POINTING OF CHIMNEY AND CONSTRUCTION OF TIMBER/SLATE PORCH

16 Goldcroft Common is located within Caerleon Conservation Area - and within the Article 4 Direction which controls:

- *Removal, renewal or alteration of doors, door frames, windows and window frames, set within external walls of dwelling houses*
- *Alteration or addition of door and window opening, including heads, quoins and cills set in external walls of dwelling houses*
- *Removal, renewal or alteration to the external covering (including slates, tiles and ridge cappings) of the roof covering of a dwelling house*
- *Replacement, removal or renewal of rainwater goods, fascias and soffits*
- *Painting of external walls in a manner that materially affects the external appearance of a dwelling house*
- *Erection, renewal, alteration or demolition of the whole or any part of any gate, fence, wall or other means of enclosure*
- *The construction of a porch outside any external door which faces a highway*
- *The construction of a hard surface where it is nearer a highway than the dwelling*
- *The removal of render, spar, pebbledash or any similar surface finish to the walls of a dwelling house*

Insofar as any such development referred to above would front onto a highway or open space.

Observations

Drawings

- The existing and proposed drawings are not actually labelled as such.
- What I assume to be the existing drawing of the front elevation does not appear to show the building correctly:
 - There are no cambered heads to the ground floor windows or door
 - The ground floor windows appear to be of the wrong size, proportion, and arrangement
 - The existing drawing does not show the chimney proposed for removal
 - The supplied 'Proposed aesthetic works' render is very misleading. It does not show the proposed window opening, seems to retain the stack proposed for demolition, and appears to propose re-roofing. I would not consider this suitable to form part of the approved information for any consent.

Painting

No issues with the proposed 'Cornish Cream' exterior colour to the render.

Windows

Whilst the asymmetric nature of the front elevation (and non-uniform nature of the terrace as a whole) may support the insertion of a new window to ground floor level in this instance, it should be made clear that we do not support the replacement of timber windows with uPVC, as noted within page 41 of the CAA:

“5.2.10 uPVC is an inappropriate and harmful material for historic buildings: it can damage their condition and detract from their character. Traditional joinery items such as windows and front doors should be kept and repaired wherever possible, or replaced with traditionally designed timber alternative where the original has deteriorated beyond repair. The use of timber also offers sustainability benefits over uPVC units which cannot be easily recycled. uPVC guttering and downpipes should also not be used in the Conservation Area. Lead, cast iron or coated aluminium better reflect the traditional character of historic buildings.”

Please note that We have approved numerous timber window (and door) replacements in recent years incorporating slimline double-glazing. In applying, the applicant will need to demonstrate that the externally visible ‘character and appearance’ of the windows and doors will be preserved (or enhanced). Therefore, they would need to be made in timber, including sufficient details of their arrangement, means of opening, and joinery details. As part of any application, we would need:

- Detailed side-by-side drawings (for easy comparison) annotated with dimensions, normally:
 - existing and proposed elevations
 - Existing and proposed vertical sections
 - Existing and proposed horizontal sections
 - Larger scale details for ‘horns’ etc
 - All of which show their externally visible frame dimensions (including their position within their masonry surrounds).
- Any proposed slimline double glazing to have coloured perimeter seals to match the painted frame finish.
- Details of proposed frame paint colour.
- We would generally recommend Hardwood or Acetylated Timber (such as Accoya) is used. Modern softwoods are very fast-grown and generally have none of the longevity of historic ‘first growth’ timber, which is much less prone to decay over time.

Rainwater Goods

The existing are cast and painted metal. It is stated within the application that:

“We have kept the existing downpipe but replaced the gutter in colour black like for like.”

This is considered acceptable.

Chimney

The chimney proposed for demolition is of red-brick construction, in a traditional gable-end location. It is in prominent location, with the pair ‘bookmarking’ the gable ends of the property and contributing positively towards the character and appearance of the property – and therefore the area.

Its loss would result in harm. It should be carefully taken down and rebuilt to match the existing, if necessary.

Porch

The proposed porch with gallows bracket above the front door would not be out of character for the terrace - or the area. Details may be secured by condition (pending satisfactory resolution of the above points):

Prior to installation, details of the proposed door canopy, to a minimum scale of 1:20 including elevations, and sections, with larger scale details to sufficiently describe the proposed shall be submitted to and approved in writing by the Local Planning Authority.

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 08:49

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

Subject: Planning Consultation Request for case ref: 25/0573

Dear Principal Heritage Officer

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

App Number: 25/0573

Address: 16 Goldcroft Common Caerleon Newport South Wales NP18 1BA

Proposal: PROPOSED REPLACEMENT OF WINDOWS, DOORS, FASCIA AND RAIN WATER GOODS, REPAINT EXTERNAL RENDERED WALLS, REMOVAL OF CHIMNEY, RE POINTING OF CHIMNEY AND CONSTRUCTION OF TIMBER/SLATE PORCH

submitted on 17 July 2025.

View details of 25/0573 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0573&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C244250d66e654563aae508de0575f109%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638954201435636709%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=YMd8qP3OaecoF0ixpaeJmakNY3JEwPSpaFz9CqmGmoY%3D&reserved=0>

Your sincerely
Development Management