
From: Smith, Laura (Historic Building Conservation Officer)
Sent: 04 January 2024 10:54
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: 23/0703 West Of England Hotel

Hi Jacob,

Happy New Year to you too!

I think I must have missed this one in my consultations file, apologies! I have looked over the application and there are one or two things to note:

Internally, all stud walls and partitions should be fixed on to walls, not windows or openings as this will impact external appearance. The first floor plans suggests this would be the case in one bedroom so I would recommend this is amended.

Otherwise, I have no objection to extending the rear elements and the proposals in general but there would be a number of conditions to add:

Prior to their installation, further details of the new fenestration (including entrance doors), including cross sections at a scale of at least 1:20, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall take place in accordance with the approved details.

Reason: In the interests of protecting the character and appearance of the Conservation Area, in accordance with policy CE7 of the Newport Local Development Plan.

All new external materials shall match that of the existing, including brick bond, mortar type and roof slates.

Reason: In the interests of protecting the character and appearance of the Conservation Area, in accordance with policy CE7 of the Newport Local Development Plan

Many thanks,

Laura Smith

Adeiladau Hanesyddol Swyddog Cadwraeth / Historic Building Conservation Officer
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cngor Dinas Casnewydd / Newport City Council

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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 04 January 2024 10:09
To: Smith, Laura (Historic Building Conservation Officer) <Laura.Smith@newport.gov.uk>
Subject: 23/0703 West Of England Hotel

Hi Laura,

Happy New Year!

On the above, could you provide a consultation response please?

Due to proximity to Transporter Bridge and being in a CA thought it was best.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
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Nid yw cynnwys yr e-bost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio / This email cannot and does not make or imply any commitment on behalf of Newport City Council to a particular decision on any future application for planning permission or any other planning matter.