

From: Smith, Laura (Principal Heritage Officer) <Laura.Smith@newport.gov.uk>
Sent: 21 January 2025 09:58:41 UTC+00:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Subject: 24/1047 39 Dolphin Street

Hi Marnie,

Thank you for consulting me on this application. The property is located in Lower Dock Street Conservation Area, which has an Article 4 Direction. I have no objections to the proposed change of use in principle as there does not appear to be any external alterations proposed. That being said, the existing windows and doors are traditional in appearance and have not seen unsympathetic alteration unlike many along Dolphin Street. Therefore to cover this, if you are minded to grant the application, I would request a condition on fenestration alterations is added:

Prior to the commencement of works, details of any new windows and doors at a scale of at least 1:20, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Reason: To ensure the proposed development preserves the character and appearance of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Many thanks,

Laura Smith

Prif Swyddog Treftadaeth / Principal Heritage Officer

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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Please note: I may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements, such as a call via Microsoft Teams, are mutually agreed.

Nid yw cynnwys yr epost 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.

