

From: Smith, Laura (Principal Heritage Officer) <Laura.Smith@newport.gov.uk>
Sent: 10 April 2025 11:25:42 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: 25/0197 West of England

Hi Jacob,

Thank you for consulting me on this application. The building is situated within the Waterloo Conservation Area. The application proposes the conversion of the first and second floors to create residential apartments, with a community facility at ground floor level. In principle I have no objections to this conversion as it would allow for an appropriate reuse of the building.

As per the previous applications, this application also lacks information on the proposed replacement of windows. We have no details of the proposed windows nor is there any justification for full scale replacement. So as per previous comments I would add following conditions if you are minded to approve:

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.

I have no concerns with the remainder of the proposals.

Kind regards,

Laura Smith

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
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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 ebost 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.