

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 04 November 2025 12:27
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0737 (20 Bridge Street Newport NP20 4AN) (FULL)

Hi Jacob

Reference to LBC amended. Please supersede my previous comments with the below.

Re: CHANGE OF USE, CONVERSION, REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

20 Bridge Street is a Grade II listed asset located outside of the Town Centre Conservation Area (which terminates just to the west, at the junction with Baneswell Road).

Considering no external alterations are proposed to the principal elevation of the building, it is considered that the Setting of the Town Centre Conservation Area will be preserved.

There are no further heritage 'planning' issues for me to consider, and all impacts upon the (rear) external character and appearance of the listed asset have been considered under the associated LBC (ref: 25/0738). However, I would highlight that the asset is located within the Town Centre Archaeologically Sensitive Area, and Heneb should be consulted to this regard.

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: Arnall, Guy
Sent: 22 October 2025 09:14
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0737 (20 Bridge Street Newport NP20 4AN) (FULL)

Hi Jacob

Re: CHANGE OF USE, CONVERSION, REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

20 Bridge Street is a Grade II listed asset located outside of the Town Centre Conservation Area (which terminates just to the west, at the junction with Baneswell Road).

Considering no external alterations are proposed to the principal elevation of the building, it is considered that the Setting of the Town Centre Conservation Area will be preserved.

There are no further heritage 'planning' issues for me to consider, and all impacts upon the (rear) external character and appearance of the listed asset have been considered under the associated LBC (ref: 25/0755). However, I would highlight that the asset is located within the Town Centre Archaeologically Sensitive Area, and Heneb should be consulted to this regard.

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: 17 September 2025 08:57

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

Subject: Planning Consultation Request for case ref: 25/0737

Dear Principal Heritage Officer

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

App Number: 25/0737

Address: 20 Bridge Street Newport NP20 4AN

Proposal: CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

submitted on 8 September 2025.

View details of 25/0737 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0737&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Ccae1c57c36884acce95b08ddf5bfceab%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638936927948656221%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIiOiJXaW4zMilslkFOIjoiTWVpbCIsIlldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ndRJ0P0Nv5lwL9SPza8F3u6Qnv4dQ%2Bwux03u3lrwE%2BM%3D&reserved=0>

Your sincerely
Development Management