

From: Smith, Laura (Principal Heritage Officer) <Laura.Smith@newport.gov.uk>
Sent: 03 December 2024 16:03:51 UTC+00:00
To: "Ostler, Marnie (Planning Officer)" <Marnie.Ostler@Newport.gov.uk>
Subject: 24/0880

Hi Marnie,

Thanks for consulting me on this application. The building is sat on a terrace of three properties, opposite 24 Bridge Street, which is a grade II listed building. Number 56 forms an important part of the street scene, and can therefore be considered to sit within the listed building's setting. The building appears on late 1800s OS maps.

The proposals for the change of use include alterations to the front elevation. These alterations consist of replacement upvc windows with trickle vents, an additional doorway inserted into the existing window openings, the removal of decorative vent to seal the basement, and inserting a damp proof course around all openings. In principle, the proposed external works are fine, however further detail of the new door and windows will be required via condition. I would request internal trickle vents are sought, as they allow for ventilation but make the windows appear more traditional and aesthetically pleasing.

It is a shame to lose the decorative vent, and query whether this could be retained? Surely the basement requires some form of ventilation?

As an advisory note, I query the requirement for a DPC around all openings. Given the age of this property, it is likely to be of solid construction type, therefore the masonry cannot have modern, non-permeable additions placed on to it. This would prevent the 'breathable' nature of the building which could damage the stonework and likely still result in a build-up of damp/mould. The installation of new windows with their sealants should be sufficient to prevent water ingress. However, I'm aware this falls under PD, so the owner can take this advice as they please.

Therefore, I support the application with the following conditions:

Prior to their installation, further details of the proposed windows and door on the front elevation, drawn at a scale of at least 1:20, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved.

Reason: In the interest of preserving the setting of the listed building in accordance with section 314A of the Town and Country Planning Act 1990.

Prior to the removal of the decorative vent, further information on the ventilation of the basement shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved.

Reason: In the interest of preserving the setting of the listed building in accordance with section 314A of the Town and Country Planning Act 1990.

Kind regards,

Laura Smith

Prif Swyddog Treftadaeth / Principal Heritage Officer

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.

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