

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 03 July 2025 14:47
To: Cooke, Jacob (Senior Planning Officer)
Subject: Re: FW: 25/0175 31-34 Commercial Street

Hi Jacob

Diolch, glad to finally be here!

I have no issues regarding uPVC to the rear elevation - it is unseen from within the CA. They will, however, need to regularise this, as you say.

Approved application 24/0010 proposed white-painted timber sash windows to the front elevation. As existing, they are very ornate, with particular interest attributable to the curved-plan sashes which terminate the projecting bays, the ornate flared heads to the stiles of the larger bay windows, the segmental and semi-circular heads to the sashes of the first floor, and the 'eared' upper sashes to the second floor, which mirror the form of the stone surrounds.

These windows make a very positive contribution to the character and appearance of the building - and the conservation area as a whole.

It will not be possible to adequately replicate this fine detailing in uPVC. The applicant should probably seek to repair and secondary-glaze the existing. Or seek to insert slimline double-glazing (with perimeter seals coloured to match the painted finish) into the existing joinery.

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
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From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 01 July 2025 9:20 AM
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: FW: FW: 25/0175 31-34 Commercial Street

Hi Guy,

Welcome to Newport!

I'll need some advice on this one when you have a chance.

Background is city centre conservation area. Period building. Lots of nice features. Prominent corner plot. Conversion scheme to resi at upper floors.