

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 18 February 2026 15:22:14 UTC+00:00
To: "Jones, Jonathan (Student planning officer)" <Jonathan.Jones@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0003 (7 Stow Park Circle Newport NP20 4HE) (DOC)

Hi Jonathan

Re: PARTIAL DISCHARGE OF CONDITION 4 (MATERIALS), CONDITION 7 (SLAB LEVEL) AND CONDITION 11 (ACCESS ROAD) OF 19/0420 VARIATION OF STANDARD FULL CONDITION OF PLANNING PERMISSION 12/0212 FOR THE ERECTION OF FLATS

Condition 4

No development, other than demolition, shall commence on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.

Reason: To ensure that the development is completed in a manner compatible with its surroundings, in accordance with policy GP6

Application 12/0212 was approved upon the basis that:

"Whilst the style of building proposed and the use of materials does not copy that of the existing residential properties within Stow Park Circle it is considered that the proposal in terms of its siting, layout and design do complement the appearance of the conservation area. This innovative approach put forward is considered to respect the historical built form by clearly being seen as a modern addition but then being designed to sit down within the existing plot and using materials (e.g. timber cladding/natural stone) to blend in with the setting. It is considered that the design together with the existing landscaping and landscaping enhancement that can be added will preserve the character and appearance of the Stow Park Conservation Area."

Whilst I cannot see that much in the way of material details was specified beyond the elevation drawings, it seems clear from the photomontage supplied as part of both 12/0212 and 19/0420 that the ground floor was partly to be clad in dark stone, with timber cladding and render to other areas. Roof plan (see drawing no. 2011 10S) shows the building topped with a flat standing seam roof. As now proposed as part of this DOC, we have light grey facing brick, Burnt Spruce cladding, and white render, respectively. Whilst I will leave it to you to decide whether this constitutes a material change, I have no issue with the proposed materials for this overtly modern development.

I note that no information has been provided regarding proposed windows and doors and would question whether you consider these to be relevant to wording of the condition.

Condition 7

No development, including demolition, shall commence until details and plans showing the finished slab level, to include existing site levels, of the building hereby approved, together with cross sections through

the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenities. in accordance with policy GP6

There is a slight variation within drawing no. 25/7NP204HE/021 Proposed Site section and floor levels (Dated 3.12.2025) supplied as part of this discharge of Condition, over that approved under 19/0420 (see Drawing Number 2011 111).

The ground floor finished level is now 220mm higher, with the top floor level now 330mm higher. This would result in a negligible increase Conservation Area impact, as assessed in terms of publicly available views from the roadside to Stow Park Circle.

Condition 11

No development, other than demolition, shall commence until full details of the access road onto Stow Park Circle, to include widths, gradients, means of construction of the widened roadway and new surfaced tactile paving to the footway has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the details as approved prior to the first occupation of any flat.

Reason: To ensure that the roads shall be constructed and sited to the satisfaction of the Council so far as to provide a proper means of access for traffic in accordance with policy GP5

I would echo the concerns raised by our Highways colleagues.

To demonstrate preservation or enhancement of the character and appearance of the area, we need to see details for:

- Proposed block paving finish to the driveway
- Proposed tactile paving
- Proposed linear drain

These should be designed to minimise visual intrusion (for example slot drainage) and be designed to harmonise with the material palette of the historic area.

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: 12 February 2026 09:20

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0003

Dear Principal Heritage Officer

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

App Number: 26/0003

Address: 7 Stow Park Circle Newport NP20 4HE

Proposal: PARTIAL DISCHARGE OF CONDITION 4 (MATERIALS), CONDITION 7 (SLAB LEVEL) AND
CONDITION 11 (ACCESS ROAD) OF 19/0420 VARIATION OF STANDARD FULL CONDITION OF PLANNING
PERMISSION 12/0212 FOR THE ERECTION OF FLATS

submitted on 2 January 2026.

View details of 26/0003 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0003&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C218afa6c4d354ae0377e08de6a17f4a4%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639064849016878804%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoITWVpbGlzIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=cmIdfa1ooJhX8h80up99InsuqsYXwB%2FG6ZvXCNGTLHU%3D&reserved=0>

Your sincerely
Development Management