

Delegated Decision Report

Application No:	25/0791	Statutory Period Expires:	9th December 2025
------------------------	----------------	----------------------------------	-------------------------------------

Site:	Lawnside 2 Stow Park Circle Newport NP20 4HE		
Proposal:	REMOVAL OF EXISTING DETACHED SINGLE STOREY GARAGE WITH ASSOCIATED WORKS TO THE ACCESS AND BOUNDARY TREATMENT (RESUBMISSION FOLLOWING REFUSAL OF 24/1041)		
Applicant:	A Chavali		
Type:	Full	Ward:	Gaer
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 A previous application for consent was refused under application ref 24/1041, which sought: *REMOVAL OF EXISTING DETACHED SINGLE STOREY GARAGE WITH ASSOCIATED WORKS TO THE ACCESS AND BOUNDARY TREATMENT.*

The reason for refusal was: *01 The development would have a significant adverse impact upon interests of acknowledged importance, namely the impact upon trees. No information has been provided to mitigate this impact. This would be contrary to Policy GP5 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015).*

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises of a 3 storey semi-detached property constructed of stone, located on a prominent corner plot on Stow Park Circle. The front and side elevation(s) face onto Stow Park Circle Road and are visible from the public realm. The property occupies an elevated position relative to main thoroughfare. The area is characterised by large residential properties bound by walls and hedges and a large number of mature trees within the residential curtilages. The site is located within the Stow Park Conservation Area and is subject to an Article 4 Direction.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The development includes the removal of the existing single storey stone pitched roof garage and wooden gates to the front of the property to create a larger paved driveway and access. The access to serve the driveway would measure 5.8m in width, and 2no. new reconstructed pillars with existing stone would be situated either side of the access. A new black painted iron railing sliding gate would be situated between these pillars. There is an existing dropped kerb to serve the site. A 1.8m stone wall is also proposed to be erected on the driveway to demarcate the pennant paving driveway from the garden. The application also seeks to install 0.9m high black iron railings on top of the existing 0.9m stone wall boundary. The applicant does not propose any tree works in line with this application.
- 3.2 There is a corresponding application being considered for Conservation Area Consent for demolition submitted under 25/0358 where the demolition of the garage has been evaluated. The application for CAC has been deemed acceptable and is recommended for approval subject to conditions.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0385	CONSERVATION AREA CONSENT FOR THE DEMOLITION OF EXISTING DETACHED SINGLE STOREY GARAGE WITH ASSOCIATED WORKS TO THE ACCESS, BOUNDARY TREATMENT AND TREE WORKS	PCO	
24/1041	REMOVAL OF EXISTING DETACHED SINGLE STOREY GARAGE WITH ASSOCIATED WORKS TO THE ACCESS AND BOUNDARY TREATMENT	R	05/06/2025
20/0313	TRIM BRANCHES TO TREE PROTECTED BY STOW PARK CONSERVATION AREA	NO	21/05/2020
11/0903	TRIMMING OF TREES PROTECTED BY STOW PARK CONSERVATION AREA	NO	03/10/2011
08/0399	TRIMMING OF HORSE CHESTNUT TREE PROTECTED BY STOW PARK CONSERVATION AREA	NO	23/04/2008

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.4.42- 'Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or

immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost.'

- 5.3 Technical Advice Note
Technical advice note (TAN) 24: the historic environment

- 5.4 The Historic Environment Act (2023)

- 5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)
Policy GP4 (Highways and Accessibility)
Policy GP5 (Natural Environment)
Policy GP6 (Quality of Design)
Policy CE7 (Conservation Area)

6. CONSULTATION RESPONSES

- 6.1 Tree Officer:
(Comments received under corresponding CA consent 25/0385):

As per the information provided by the developer from Treescene in the form of: the tree survey (9th of July 2025), Tree Constraints Plan, Arboricultural Impact Assessment (AIA) (18th September 2025).

It is clear that although some of the development will be within the RPA of some of the trees however, this is only within preexisting hard standing and so should have a minor impact (As per the AIA 5 . ROOT PROTECTION AREA (RPA) INCURSIONS).

The AIA in section 6. Protection of Retained Trees it references a Tree Protection Plan this needs to be provided to allow the below Condition 2.

Conditions

1. A Pre-commencement site meeting with the builder, tree consultant and NCC Tree/Arb Officer.
 2. The Tree Protective fencing as laid out by a Tree Protection Plan must go up before works commence and be the last thing to be removed from site post completion. This must be signed off by the appointed Tree Consultant.
 3. An Arboricultural Watching brief to be undertaken by the Tree Consultant undertaken at least Monthly with a written report of each site visit to confirm compliance with submitted to the NCC Tree/Arb Officer.
- 6.2 Local Highways Authority:
The proposals are arguably better than the existing situation and there are therefore no objections.
 - 6.3 Landscape Officer:

There are no landscape related issues or comments as concerns will be covered by other officers – see below.

The heritage officer has requested materials for surfacing, piers etc are confirmed. The tree officer should be consulted on the proposed removal of T4 (sycamore to 19m) on highway safety grounds and the protection measures for T5 category A oak to 21m.

As T4 is proposed for removal (due to the condition adjacent to the highway) this should be reflected on the proposed site plan. The submitted Tree Survey and Arboricultural Impact Assessment documents (not plans) are identical. The AIA document should reflect the impact of the proposals and measures for the tree root protection area

6.4 Heritage Officer:

See Anex 1 for full details on existing context
Proposals

It is proposed to demolish garage, vehicular gates, and timber fencing, and to relocate both gate piers to a matching design, with new decorative iron gates and railings atop the existing wall. Though I cannot see that there is any evidence for historical railings in this location as such, these proposals will consolidate the appearance of this prominent boundary (featuring suitably designed railings atop the existing boundary wall), re-establish the historical boundary line, improve upon the crude concrete hardstanding currently to back of pavement, reveal more of the rear elevation of the attractive building and remove the modern built intrusion into this generous plot.

Where replacement paving is proposed between house and road (including the 'driveway crossover'), it is my view that the wording of the Article 4(2) Direction cannot control the materials of this replacement. However, I would suggest that Pennant flagstones would be a suitably characterful material for the publicly visible area between new gates and pavement - and should be encouraged.

There is little detail provided regarding proposed materials, beyond the statement that: *"The architectural treatment of the proposed extended driveway, wall, re-constructed piers and railings is sensitively designed to match the local vernacular in terms of design, details and materials."* Therefore, I would suggest a condition for material samples is added for the proposed gate piers – or that more details are requested up-front. They should be formed in buff-brick and rock-faced pennant stone as per the existing, to harmonise with the historic boundary wall.

Pending such satisfactory material details, the character and appearance of Stow Park Conservation Area will be enhanced.

6.5 Ecology Officer: No comments received.

7. PUBLIC REPRESENTATIONS

7.1 Neighbour and Ward member notification letters were sent on 03.10.2025, Site Notice was put up on 10.10.2025. 23 neighbours were consulted. No comments received.

8. ASSESSMENT

8.1 Principle of Development

- 8.1.1 This application seeks consent for the removal of a stone, single storey, pitched roof garage associated with a residential dwelling, new 0.9m high railings on the existing stone boundary wall, and a new black painted iron railing sliding gate between the two reconstructed stone pillars to serve the driveway. A 1.8m stone wall is proposed to be erected on the driveway to demarcate the driveway from the garden and new pennant paving is proposed to be laid on the driveway. A small section of the front boundary wall is proposed to be moved and reconstructed with the existing stone to connect to the new reconstructed pillar. There is an existing dropped kerb to serve the site. The application site is within the defined settlement boundary as shown on the proposals map that accompany the Newport City Council Local Development Plan, accordingly there is a presumption in favour of development and the efficient use of land is encouraged.
- 8.1.2 This application is a resubmission following refusal 24/1041. The reason for refusal is shown below:
- 8.1.3 *01 The development would have a significant adverse impact upon interests of acknowledged importance, namely the impact upon trees. No information has been provided to mitigate this impact. This would be contrary to Policy GP5 of the Local Development Plan for Newport 2011-2026 (Adopted January 2015).*
- 8.1.4 A tree survey has now been submitted. No trees will be affected by the development, and the tree team have no objections in principle. The tree survey has set out a list of recommendations and the following recommendations are made: T1 (Magnolia), works include shortening lateral branches to provide 300mm clearance from roof of adjacent structure. T4 (Sycamore) in the Tree Survey is proposed to be removed due to poor quality (U category) not due to the proposed development. This is a mature sycamore in a potentially hazardous condition (stem/limb decay) adjacent to the public highway. Despite the recommendations, the applicant has confirmed that the tree works are not being pursued under this application and seeks the demolition and construction of development only. The Tree Team have submitted suggested conditions to impose including to condition Tree Protective fencing as stated within the AIA in section 6 to protect existing trees on site. The Tree Team have also requested a condition for a pre-commencement site meeting with the builder, tree consultant, and NCC/Arb Officer. Whilst this is recommended, this is not enforceable and cannot be conditioned in this instance. Moreover, a condition was imposed for a watching brief, however, given this application does not seek tree works, a watching brief would not be required in this instance.
- 8.1.5 The Landscape officer states that T4 is proposed for removal (due to the condition adjacent to the highway) this should be reflected on the proposed site plan. On assessment, it is noted that the applicant does not intend to remove the tree as part of this application, and as suggested, the Tree Officer has also confirmed that the development would have limited impact on the trees due to the existing hardstanding. Therefore, this is acceptable.
- 8.1.6 The Landscape Officer has also stated that the submitted Tree Survey and Arboricultural Impact Assessment documents (not plans) are identical. The AIA document should reflect

the impact of the proposals and measures for the tree root protection area. It is noted that a new AIA document has since been added to the application. This has been reviewed by the tree officer, and as forementioned, some of the development will be within the RPA of some of the trees however, this is only within preexisting hard standing and so should have a minor impact (As per the AIA 5. ROOT PROTECTION AREA (RPA) INCURSIONS). There are no objections from the Tree Officer and is deemed acceptable.

8.1.7 Therefore, it is considered that the reason for refusal has been overcome.

8.1.8 A full assessment is carried out below of the other areas of development proposed.

8.2 **Visual Amenity and Heritage**

8.2.1 The site is defined within the Stow Hill Conservation Area and designated within an article 4 direction. Policy CE7 of the Newport Local Development Plan (2011-2026) is relevant to the assessment of this application. Additionally, the scheme also needs to accord with National Policy section 160 of the Historic Environment (Wales) Act 2023 which requires the Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. On assessment, the single garage is visible from the street scene given its location. The garage does not hold a key architectural design which adds positively to the street scene. The removal of the garage would not demonstrably harm the character of the Conservation Area, therefore, preserving the Conservation Area.

8.2.2 In terms of boundary treatment, the existing low stone boundary wall will largely be retained. However, a small section adjacent to the relocated pier, to the left of the driveway, is proposed for reconstruction. The use of the existing stone in this reconstruction will ensure a coherent and sympathetic design that complements the original character of the site. The applicant also proposes to remove vegetation growth from the existing wall as part of the works, which will enhance both the condition of the wall and the overall appearance of the street scene. In addition, black iron railings are proposed to be installed on top of the existing 0.9m high stone wall, reaching an overall height of approximately 1.8m. These railings will provide a traditional and visually appropriate boundary treatment.

8.2.3 A new gate is proposed between the two reconstructed piers, featuring a traditional black railing design. This would create a consistent boundary treatment with the proposed railings and would make a positive contribution to the character and appearance of the Conservation Area. The driveway is proposed to be surfaced in pennant paving, while a new wall to demarcate the driveway from the garden would be constructed to match the existing boundary wall. This wall would comprise dressed and semi-coursed rock-faced Pennant stonework with mortar to match the existing (including gauge and mix), similar to Blaenavon Dark, and finished with a 50mm weathered Pennant coping slab and buff reclaimed imperial brickwork quoins.

8.2.4 The Principal Heritage Officer has commented that these proposals would consolidate the appearance of this prominent boundary, featuring suitably designed railings atop the existing wall, re-establish the historic boundary line, improve upon the existing crude

concrete hardstanding at the back of the pavement, reveal more of the attractive rear elevation of the building, and remove the modern built intrusion into this generous plot.

- 8.2.5 The Heritage Officer had previously requested further details on the proposed materials. These have now been clarified, and the most recent comments on the corresponding CA consent application 25/0385 raise no objections to the materials proposed for the pier reconstruction, new wall, paving, and connecting wall section. A condition will ensure that the reconstructed section of the boundary wall incorporates the existing stone. Accordingly, it is considered that the character and appearance of the Stow Park Conservation Area will be preserved.

8.3 **Residential Amenity**

- 8.3.1 Due to the nature and scale of development in conjunction with the relationship of the application site to the closest residential dwellings it is not considered that the development would result in any unacceptable adverse impact upon the living conditions of neighbouring occupiers.

8.4 **Movement**

- 8.4.1 The Local Highways Authority were consulted on the application and have no objection to the proposal citing that it could result in betterment relative to the existing situation. Therefore, no conflict with the requirements of LDP Policy GP4 have been identified.

8.5 **Trees and Landscaping**

- 8.5.1 There are no landscape related issues or comments raised by the landscape officer.

8.6 **Biodiversity**

- 8.6.1 The Ecology Officer was consulted on the application but provided no comments, therefore, the LPA take the view that there are no objections to the application however as the proposal includes demolition it is considered appropriate to add informatives relating to bats/nesting birds.
- 8.6.2 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* A GI statement has been provided. It is considered that given the scale of development this is deemed acceptable.
- 8.6.3 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. 2/3 Starling boxes are proposed below the existing eaves or mature trees on site. There is also pollinator plants

proposed within the garden. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.7 Archaeology

- 8.7.1 HENEB were not consulted on this application but under the corresponding Conservation Area Consent. They state there are no known archaeological assets within the application area, additionally it is situated outside of any Archaeologically Sensitive Area. The proposed development involves the removal of the existing detached, single-story garage with associated works. The area has been disturbed by the existing garage, and in an area of low archaeological potential, as such it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. Therefore, this is deemed acceptable.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 Overall, it is considered that the previous reason for refusal under 24/1041 has been overcome. A full assessment has been carried out and it is considered that the development does not compromise the visual amenity of the Conservation Area. The works are in keeping and sympathetic to the dwelling and surrounding streetscene. Conditions will be imposed to ensure the development is carried out in accordance with the agreed materials. Moreover, protective fencing will be conditioned around the existing trees. Therefore, the application is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Tree Constraints Plan; 427B - AL(99)04 - Proposed NE Elevation.; 427B - AL(99)02 - Proposed NW Elevation; 427B - AL(99)01 - Existing Garage Plan.Elevations; 427B - AL(90)03 - Proposed Site Layout.; 427B - AL(90)01 - Topographical Survey; 427B - AL(90)00 - Site Location Plan; 427B - AL(60)01 - Proposed Railing; 427 - Landscaping Concept Plan.; Email from Sam Westcott 11/11/2025 Wall Materials; 18.09.25 AIA 2 Stow Park Circle; 427B - Heritage Impact Statement.; 427B - GI Assessment; 427B - Existing Photographs; 427B - Design Access Statement

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the commencement of development, The Tree Protective fencing as laid out by the AIA at point 6; '18.09.25 AIA 2 Stow Park Circle', must go up before works commence and be the last thing to be removed from site post completion. This must be signed off by the appointed Tree Consultant.

Reason: To protect the trees within the development site.

03 The proposed development, hereby approved, namely, the section of the proposed boundary wall, to the front of the site, located adjacent to the reconstructed pillar, shall be reconstructed with the existing stone as confirmed via email document '*Email from Sam Westcott 11/11/2025 Wall Materials*'. The wall shall be of rubble construction with coping, all to match the existing in terms of type, coursing and colour, the boundary wall shall be completed within 12 months of the demolition of the existing boundary wall and retained thereafter.

Reason: To ensure the development is carried out to preserve the Conservation Area.

04 The proposed development, hereby approved, namely the reconstructed piers, the pennant paving laid on the driveway, the black railings and gate, and the 1.8m stone wall around the driveway shall be carried out in accordance with plans: *427B - AL(90)03 - Proposed Site Layout; 427B - AL(60)01 - Proposed Railing; 427B - AL(99)02 - Proposed NW Elevation; 427B - AL(99)04 - Proposed NE Elevation. 427 - Railings and Gates A*, in terms of type, material, and colour, the reconstructed piers, the pennant paving shall be constructed in accordance with the approved details within 12 months of the demolition of the existing boundary wall/piers and shall be retained as such thereafter.
Reason: To ensure the development is carried out to preserve the Conservation Area.

05 The biodiversity enhancement scheme shall be implemented in accordance with the approved plans; '427B - GI Assessment' prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.
Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, CE7 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

03 This application does not relate to any tree works within the Conservation Area.

Annex 1

Existing

Lawnside had been constructed by the early C20 (between 1885 and 1900) as part of a large semi-detached pair in snecked and rock-faced Pennant stone with ashlar dressings. It is located prominently upon the northern intersection of Stow Park Circle. Though south-facing (with rear elevations most prominent), the pair feature rich detailing, a prominent central stack and original single-storey rear service wings.

Their rear boundary wall is also of pennant stone, with Staffordshire blue copings and toothed buff-brick reveals to the central pedestrian entrances.

This boundary has been compromised (in the early C20) with the addition of a garage constructed in buff brick and a pair of over-sized gates, which extend beyond the height of the wall. The garage structure extends into the rear plot, crowding the generous rear garden (and associated yard). Set oblique to the rear elevation of the house, the garage intersects rather crudely with the rear boundary line, though the boundary wall does climb attractively to meet the gatepost to the north. These associated gate piers (in pennant stone with buff-brick quoin detailing) probably date from the same, later phase of work. There is existing hardstanding to the rear yard (between house and road), which also extends beyond the existing boundary line, to meet back of pavement in crudely formed sloping concrete. Both garage and vehicular gates partially obscure views of the building's rear elevation - including its interesting rear annexes.

Since at least August 2012, much of the boundary wall to the north of the site has been topped by a timber panel fence and chain-link fence (which exceeds 1 metre in height). Though there is no evidence for planning permission, this addition has deemed consent by the passage of time.

The overall result is a rather cluttered arrangement within this key Conservation Area viewpoint.

As identified within the accompanying HIA:

"Lawnside contributes to the streetscape as it intersects Stow Park Circle loop and has split views to the South East and South West. They have been identified as important views on Stow Park Conservation Area Appraisal as the mature trees hide the corner of the villa and opens up to the south west emphasising the elevated position of the semi-detached townhouses.

Lawnside has been identified as a positive contributor within the conservation area appraisal with its position and presence within the streetscape mentioned above and its prominent gable ends, ashlar dressings, bay windows and tall chimney stacks.

According to the Stow Park CAA:

4.3.8 Opportunities for Enhancement

4.3.9 The historical plots and configuration within the Stow Park Conservation Area generally survive intact, although there are exceptions around Stow Park Circle. Opportunities for enhancement are consequently limited to addressing the identified issues concerning condition and detracting features.

4.3.11 Where modern buildings are found to no longer be fit for purpose and up for development, there is potentially scope to implement a higher-quality and more contextual scheme that better reflects the character of the Conservation Area.

5.3 AIMS & OBJECTIVES

5. The removal and prevention of vegetation growth from boundary walls is encouraged.

Reason: To improve the aesthetic value of the streetscapes and improve the condition of the wall structures.

8. Newport City Council will support proposals to re-establish lost ironmongery features, subject to their design.

Reason: To preserve a characteristic feature of the Conservation Area and improve the aesthetic value of the streetscapes.