

Cooke, Jacob (Senior Planning Officer)

From: Arnall, Guy
Sent: 04 March 2026 14:11
To: Cooke, Jacob (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 26/0138 (1 Stanley Road Newport NP20 4NT) (NMA)

Hi Jacob

RE: NON-MATERIAL AMENDMENT RELATING TO THE EXTERNAL FINISH OF DETAILS AS APPROVED BY PLANNING CONSENT 24/0264

Regarding setting impact, our response to 24/0264 reported the following:

Located to the north of the application site lies the Grade II listed Newport Magistrates Court, due to the topography of the area the listed building is located at an elevated position when compared to the application site. The separation distance between the application site and the listed building is approximately 23metres. The application site features mature hedges to the front boundary partially screening the site. The proposal includes minimal alterations to the external elevations resulting from the rearrangement of the fenestration. The use proposed aligns with a general residential use as per the existing use. The car port located to the south of the site would not be in any prominent view of the listed building. The Principal Heritage Officer has raised no objection to the scheme therefore it is considered that the proposal would not harm the setting of the listed building in accordance with Sec. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy SP9 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

I would extend this potential for setting impact to include all three GII Listed assets within the vicinity:

- Shire Hall (including Queen's Chambers) (Cadw ref: 20528)
- Newport Magistrates Court (Cadw ref: 3033)
- Entrance gates to Newport Magistrates Court (Cadw ref: 22334). This listing extends to the attached boundary wall which encompasses the asset to the north, east and south.

As identified within their respective list entries, there is a particularly strong contextual connection between the Magistrates Court and Shire Hall, the former identified as being located “*strikingly situated on the W side of Pentonville opposite the Shire Hall and Queen’s Chambers*” and the latter “*prominently situated on the N side of Pentonville opposite the Magistrates’ Court.*”

Including the ornate wrought iron gates to the foreground of the Court building, views of this striking asset group are best appreciated from the east, as one climbs Mill Street onto Pentonville. Here, the gates (and associated boundary wall) focus views towards the principal Magistrates Court elevation wherein its impressive Edwardian civic character can be best appreciated, as it stands prominent upon the junction with Gold Tops. Within the same view, Shire Hall and Queen’s Chambers frame the northern side of Pentonville Road; its long frontage, narrow set-back and considerable height defining the character of the street and providing a commanding presence, before Fields Road returns to a more domestic scale further to the west. This visual interconnection makes a clear contribution towards their significance, as their proximity reflects historic functional relationships between judicial and administrative roles, to form a civic ensemble which embodies the historic development of Newport’s municipal administration and bolsters their group value.

This group setting is also appreciable as the viewer climbs Stanley Road from the south; the visually interconnected assets terminating the northerly view as they crown this steep stretch of road. This aspect also makes a very positive contribution towards their significance. This view is framed to the west by the distinctly Italianate domestic form of no. 1 Stanley Road, which stands in counterpoint to the civic group and is also very prominent by virtue of its scale,

which is exacerbated by the local topography to give a towering southern elevation. Whilst it is agreed that there is some separation by means of distance, the building in question forms a distinct part of the high-quality view from this southern aspect, and it is considered that any further harmful alteration to its already somewhat diminished character will serve only to detract from the setting of the Grade II Listed assets. Upon that basis, loss of the surviving sash windows to the prominent upper levels of the western elevation (identified as W31, W32, W42) and the towering southern elevation (identified as W33, W43 and W44) will result in harm to the setting of the listed group.

Similarly, no. 1 Stanley Road also forms a distinctive backdrop to the Magistrates Court within views from Shire Hall towards the south. Omission of window surround to W27 will result in the gradual but perceptible degradation of visual interest within this particular view, also resulting in harm.

By extension, substitution of painted timber fascias and soffits to uPVC and aluminium rainwater goods to uPVC will further degrade the character and interest of the building in question, resulting in harm to the setting of the abovementioned assets.

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

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-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 24 February 2026 12:45

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

Subject: Planning Consultation Request for case ref: 26/0138

Dear Principal Heritage Officer

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

App Number: 26/0138

Address: 1 Stanley Road Newport NP20 4NT

Proposal: NON-MATERIAL AMENDMENT RELATING TO THE EXTERNAL FINISH OF DETAILS AS APPROVED BY PLANNING CONSENT 24/0264

submitted on 19 February 2026.

View details of 26/0138 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0138&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C99711273b25e4bc0367508de73a28304%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639075339147271684%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpCisldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=SY46ITPhEsMIEcc%2Fk9TpD3fGPreQxOWkSH32Fzl2rs%3D&reserved=0>

Your sincerely
Development Management