

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

Sent: 06 May 2026 12:10

To: Parsons, Kelsey (Planning Officer (Student Placement))

<Kelsey.Parsons@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0251 (56 Stow Hill Newport NP20 1JG) (FULL)

Hi Kelsey

Re: POD/OUTBUILDING IN REAR GARDEN

The proposed development is located to the rear garden of 56 Stow Hill, located within the fringes of the Town Centre Conservation Area.

The site is surrounded on three sides by buildings:

- To the east is the terrace fronting Stow Hill (of which No.56 forms a part)
- To the south-east is the imposing three-storey Baneswell Club, which is extended to the rear, in the form of an unsightly single-storey C20 flat roof function room which fronts Havelock Street (and forms the southern boundary of the proposed development site)
- To the south-west, the site is directly bounded by the Grade II Listed Havelock Street Chapel and attached Hall (Cadw Ref: 18804)
- To the north the site is bounded by a high boundary wall (topped by close-boarded fence), with open car parking beyond.

By virtue of this location, the site - and proposed development - would be unseen from the principal areas of public realm within the Town Centre Conservation Area, leaving its character and appearance unimpacted.

Of greater concern is potential for impact upon the setting of the adjacent GII listed asset (which is located just outside the CA boundary). This large and prominently located building (with more diminutive Hall adjacent to the east) is located upon the corner of Havelock Street and North Street, from where its richly decorative principal elevations are best appreciated. Views of the rear of the asset (from the north-east upon North Street) are considerably less interesting, the rear being dominated by a plain-rendered lean-to outshot.

Only the upper levels of the eastern elevation of the asset may be appreciated from the private car park to the north, by virtue of the high curtilage boundary to the site. Notwithstanding this, the proposed is set away from the listed building, of diminutive scale and to feature a visually quiet, dark finish.

As such, impact upon the setting of the listed asset will be minimal.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhedredig) / 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: 30 April 2026 10:03

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

Subject: Planning Consultation Request for case ref: 26/0251

Dear Principal Heritage Officer

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

App Number: 26/0251

Address: 56 Stow Hill Newport NP20 1JG

Proposal: POD/OUTBUILDING IN REAR GARDEN

submitted on 1 April 2026.

View details of 26/0251 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0251&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cb07b4b093c2440524cbb08dea697562f%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639131366507619405%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoitWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=rIT7Xii%2F8kNYYg2Wk1rgJuaxSPT8CnquS3z88o%2FYrlg%3D&reserved=0>

Your sincerely
Development Management