

Delegated Decision Report

Application No:	25/0697	Statutory Period Expires:	31st October 2025
Site:	109-111 The Church House Stow Hill Newport NP20 4ED		
Proposal:	VARIATION OF CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CREATION OF AN ADDITIONAL BEDROOM SERVING FLAT 1 TO CREATE A TWO BEDROOM FLAT AND ASSOCIATED ALTERATIONS		
Applicant:	C & M Davies & Duggan		
Type:	Renewals and Variation of Conditions	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The proposal seeks to vary an extant consent to allow for Flat 1 to become a two bedroom apartment.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located within the St Woolos Conservation Area and forms part of the row of terraced properties near the Grade I listed St Woolos Cathedral.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Alteration of floor plan to allow for Flat 1 to become a two bedroom unit.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0698	PARTIAL DISCHARGE OF CONDITIONS 2 (FENESTRATION), 3 (CILL DETAILS), 11 (CYCLE STORAGE) AND 12 (WASTE STORAGE) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS	Approved	16.10.2025
23/0941	NON MATERIAL AMENDMENT TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS. AMENDMENTS INCLUDE CHANGES TO WINDOW/DOOR MATERIALS AND PLACEMENT	Approved with conditions	21.12.2023

22/0762	CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ / BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS	Granted with conditions	03.02.2023
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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 Historic Environment (Wales) Act 2023

5.3 Technical Advice Note 4: Retail and Commercial Development

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 11: Noise

Technical Advice Note 12: Design

Technical Advice Note 24: The Historic Environment

5.4 PLANNING POLICY WALES (EDITION 12) 2024

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP1 – Sustainability
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP13 – Planning Contributions
- SP18 – Urban Regeneration
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- CE6 – Archaeology
- CE7 – Conservation Area
- H8 – Self Contained Accommodation and Houses in Multiple Occupation
- T4 – Parking
- R9 – Change of Use to Non-Retail Uses Inside Local Centres
- CF12 – Protection of Existing Community Facilities
- W3 – Provision for Waste Management Facilities in Development

5.6 SUPPLEMENTARY PLANNING GUIDANCE

- Shopfront Design
- Sustainable Travel
- Flat Conversions
- Waste Storage and Collection
- Wildlife and Development
- Parking Standards

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: Heritage comments relating to 22/0762 concluded:

“With regards to the above application, I am happy with the proposals for the conversion of the building with external works in principle. I believe the proposed development would be highly beneficial to the building and wider conservation area and all elements have been proposed in a sympathetic, traditional manner. I would therefore support the application with the following conditions:

Prior to their installation, further details of all new fenestration shall be submitted

Prior to their installation further details of new cills shall be submitted

Prior to relevant works, further details of the proposed signage including illumination shall be submitted

The rooflight should be conservation style, i.e. metal, top hung and set flush with the roof tiles”

The variants now proposed result in some alteration to the exterior previously approved. Most notably, the retention and refurbishment of a number of the existing windows: W07, W08 and W01.

However, these proposals provide no reason to disagree with the above conclusion.

Applied conditions should remain the same, including those for proposed widows and their respective cills, as precise details for replacements remain very slight

6.2 Ecology Officer: No response.

6.3 Housing Development Officer: Support.

6.4 Leisure Services Manager: No response.

6.5 Planning Contributions Officer: The addition of one bedroom would not alter the overall unviability of the scheme (as agreed re planning approval 22/0762). As such, no planning obligations are requested

6.6 Planning Policy: No response.

6.7 Environmental Health Officer: No response.

6.8 Regeneration Team Manager: No response.

6.9 Waste Manager: No response.

6.10 Newport Access Group: No response.

6.11 Heneb: No comment.

6.12 Highways Officer: No objection.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on the 5th September 2025 and a Site Notice was put up on the 12th September 2025.

7.1 NEIGHBOURS: 3no. objections (summarised):

- Where are employees, customers and tenants going to park?
- Issues with anti-social behaviour in the area – the café/bar will only lead to a larger problem.
- Area is too noisy at night already and the proposal would have a detrimental effect on this.
- Adverse impact on property prices.
- Congestion
- Noise

7.2 COUNCILLORS:

7.2.1 Councillor Al-Nuami: No response.

7.2.2 Councillor Thomas:

I am pleased to see that the redevelopment/restoration of this former public house will be progressing and I look forward to its completion. When the Six Bells closed 10 years ago the community lost a valued leisure amenity and has needed a replacement since then.

Looking at the plans and proposals, nothing seems to stand out that would initially disqualify this application and the restored exterior of building will enhance that area of the Ward in a Conservation Area and in such a prominent position, by the City's Cathedral.

Parking in most areas of the Stow Hill Ward is a nightmare but locally here there is a supply of time-limited spaces which have been sufficient for most of the businesses in the locality and their customers. A limited increase in demand is unlikely to have any significant impact.

Residential accommodation is much needed in the city and it is to be welcomed that this is going to offer self-contained apartments, which being developed in an historic building, will have more character and interest. Their internal dimensions appear to offer adequate space for amenities.

Also to be welcomed, are units for business to be established which can offer employment opportunities.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as designated by the maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Therefore, the principle of development is acceptable in accordance with Policy SP1.

8.2 Proposed Alterations

8.2.1 The proposed alterations relate to Flat 1 resulting in a two bedroom property opposed to the one bedroom as previously approved. This is achieved through the subdivision of the existing large bedroom of Flat 1. No other alterations occur to impact the floorplan and arrangement with any other units.

8.2.2 The amended floorplan to create of two bedroom flat would have a gross internal floor area of 62sqm exceeding the flat conversion standard as provided by the Flat Conversions SPG document. The window and door arrangement serving the bedrooms of Flat 1 are to be altered to allow for natural daylight and sunlight to enter each room. The patio/terrace area is to be increased and timber fence erected to increase the amount of outdoor space serving the unit and provide private outdoor space. Furthermore, the door to the office is proposed to be moved approximately 1.5m to facilitate the above alterations to Flat 1. The proposed alterations are considered to not result in any adverse impacts upon the character and appearance of the area, or the residential amenity of any future occupier. The proposed alterations are considered to be minor and would not substantially alter the scheme as previously approved. The addition of one bedroom to one of the previously approved flats is considered to be acceptable resulting in a minor change to the already approved scheme.

8.3 Other matters

8.3.1 It is noted that concerns have been raised by neighbours regarding parking, however no objection has been raised by the Highways Officer and the site is located in a sustainable location being served by public transport links. Also, the site benefits from an extant consent which would result in the same impact upon parking demands in the area. Given the above, the proposal is considered acceptable in terms of car parking. It is noted that some of the concerns raised in the objections relate to traffic generated by users/employees of the commercial units, these elements have already been granted consent and are not proposed to alter as a result of this application therefore these concerns would not result in the withholding of consent of this application.

- 8.3.2 As the café/bar is not yet operational there is no evidence to confirm whether the scheme would adversely contribute to any existing issues with anti-social behaviour in the area.
- 8.3.3 The concerns regarding property prices are not material planning considerations and are therefore given limited weight in the consideration of this application.
- 8.3.4 The proposed change of one additional bedroom would not result in any unacceptable impact in respect of the concerns raised over what has been previously approved.
- 8.3.5 No other material planning considerations are being altered as part of the application. As such, the consideration of those matters remain as per the Officers assessment of 22/0762 and shall not be repeated, however reference is drawn to those matters. To ensure suitable controls are in place any relevant conditions and/or approved documents shall be carried over to this decision.
- 8.3.6 Since the original consent was granted, Planning Policy Wales (Ed.12) was issued in February 2024. The policy changes contained within PPW (Ed.12) do not alter the considerations of the scheme, but do place additional emphasis on achieving a net gain in biodiversity, following the step-wise approach and the requirement for the submission of a green infrastructure statement.
- 8.3.7 The application is supported by a proportionate Green Infrastructure Statement which includes the provision of 4no. bat access slates to allow for bats to roost in the roof structure. One bat access slate shall be located on each roof slope. The biodiversity enhancement measures are the same as that included within the original submission. A condition is attached to the recommendation to ensure that the biodiversity enhancements are installed and retained.
- 8.3.8 The Historic Environment (Wales) Act 2023 can into effect on the 4th November 2024. As the site lies within the St Woolos Conservation Area and is adjacent the Grade I listed St Woolos Cathedral, the Local Planning Authority must have special regard to the desirability of preserving the listed building (Section 96) and have special regard to the desirability of preserving and enhancing the character and appearance of the area (Section 160).
- 8.3.9 The proposed amendments are considered to preserve the special character of the Grade I listed cathedral and would preserve and enhance the wider conservation through the regeneration of the previously dilapidated property. Therefore, the proposal is considered to accord with the aims of the Historic Environment (Wales) Act 2023, TAN24 and local development plan policies.
- 8.3.10 Taking into account the above, there would be no reason as to why a varied consent should be refused. As such, the proposed amendments are considered 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 The proposal remains to accord with the relevant policies contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. DECISION

GRANTED WITH CONDITIONS:

01 The development shall be implemented in accordance with the following plans and documents:

- Window/External Door Schedule (Drawing ref: SW/03 Rev A)
- Plans and Elevations as Proposed (Drawing ref: SW/02 Rev A)

As approved under 23/0941

- Plans and Elevations as Proposed (Drawing ref: JW1111-102 Rev B) – notwithstanding the proposed ground floor layout as replaced by drawing Plans and Elevations as Proposed (Drawing ref: SW/02 Rev A)

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 The rooflights shall be conservation style, i.e. metal, top hung and set flush with the roof tiles.

Reason: In the interest of safeguarding the character and appearance of the Conservation Area in accordance with Policy CE7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

03 The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures as set out within the report Bat Survey Report by Sylvan Ecology (Received: 08/08/2022) Sections 5 and 6 in full and retained in perpetuity as provided under application 22/0762.

REASON: To ensure the protection of bats, which are a European Protected Species in accordance with Regulation 9 of the Conservation of Habitats and Species Regulations

2017 and Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

04 The development shall be carried out in accordance with the submitted Sound Insulation Advice document by Acoustic Consultants Ltd (Ref: 9891/PR) and retained for the duration of the use hereby permitted.

REASON: To ensure and future residents are afforded sufficient residential amenity in accordance with Policy GP2 and GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

05 The café/bar opening hours shall be restricted to 0800 - 2300 Monday to Friday, 0800 - 2300 on Saturdays and 1000 - 2300 on Sundays and Bank Holidays.

REASON: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

06 The rating level of the noise emitted from Fixed Plant and equipment (mechanical and electrical/ Loading and unloading of goods) located at the site shall not exceed the existing background level at any premises used for residential purposes when measured and corrected in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

REASON: In the interests of residential amenity and the environment in accordance with Policy GP7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

07 Fumes from the food preparation areas shall be mechanically extracted and the extraction system shall be provided with de-greasing and de-odorising filters. Details of the extraction equipment (including scaled schematics, location plans, odour attenuation measures and future maintenance) shall be submitted to and approved in writing by the Local Planning Authority prior to its installation, and the equipment shall be installed in accordance with the approved details prior to the commencement of use for the cooking of food.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected and in the interests of visual amenities.

08 Prior to the first occupation of the residential units hereby approved, the cycle store shall be provided in accordance with details agreed by 25/0698 and retained for the duration of the use. Alternatively, it shall be provided in accordance with any other scheme that may have been submitted to and agreed in writing by the Local Planning Authority. The alternative scheme shall also be provided before the first beneficial occupation of any unit hereby approved and retained thereafter.

REASON: In the interests of encouraging sustainable modes of transport in accordance with Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

09 Prior to the first use of the development hereby approved, the bin storage shall be provided in accordance with details agreed by 25/0698 and retained for the duration of the use. Alternatively, it shall be provided in accordance with any other scheme that may have been submitted to and agreed in writing by the Local Planning Authority. The alternative scheme shall also be provided before the first beneficial occupation of any unit hereby approved and retained thereafter.

REASON: To ensure the site is served by adequate waste storage facilities in accordance with Policy W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

10 The 'commercial unit' shall be limited to retail (A1) and financial and professional services (A2) as outlined in the email from Lloyd Jones dated 2 February 2023 under application 22/0762.

Reason: To clarify the extent of this permission.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP9, SP13, SP18, GP2, GP4, GP5, GP6, GP7, CE6, CE7, H8, T4, R9, CF12 and W3 were relevant to the determination of this application.

02 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.