

Notice of Decision



J Foggitt
Graham + Sibbald
10 Chapel Walks
Manchester
M2 1HL

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **26/0326**

Application Type: **Full**

Proposal: **CHANGE OF USE TO THE THREE FLOORS ABOVE THE PUBLIC HOUSE TO CREATE A BOOKABLE ARTS VENUE SPACE ON THE FIRST FLOOR (USE CLASS D2), AND BOOKABLE CO-WORKING STUDIOS AND PRIVATE SHORT LEASE STUDIO SPACES TO THE SECOND AND THIRD FLOORS (USE CLASS B1), ALONG WITH PARTIAL REPLACEMENT OF REAR SINGLE STOREY EXTENSION, CREATION OF ROOF TERRACE AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS**

Site/Location: **14-15 , High Street, Newport, NP20 1FW**

Decision Date: **13th August 2026**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 7th May 2026. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The development must begin not later than the expiration of FIVE YEARS from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990

ADDITIONAL CONDITIONS

1. The development shall be implemented in accordance with the following plans and documents:
 - o Existing Elevation A (Drawing ref: L(21)001 Rev B)
 - o Existing & Proposed (Drawing ref: L(31)001 Rev A)
 - o Existing & Proposed (Drawing ref: A(31)002 Rev A)
 - o Existing & Proposed (Drawing ref: L(31)003 Rev A)
 - o Existing & Proposed (Drawing ref: L(32)001 Rev A)
 - o Proposed Elevation D (Drawing ref: L(21)104 Rev A)
 - o Proposed Elevation C (Drawing ref: L(21)103 Rev A)
 - o Proposed Elevation B (Drawing ref: L(21)102 Rev A)
 - o Proposed Elevation A (Drawing ref: L(21)101 Rev A)
 - o Existing Elevation D (Drawing ref: L(21)004 Rev A)
 - o Existing Elevation C (Drawing ref: L(21)003 Rev A)
 - o Existing Elevation B (Drawing ref: L(21)002 Rev A)
 - o Existing Second Floor Plan (Drawing ref: L(20)004 Rev A)
 - o Existing First Floor Plan (Drawing ref: L(20)003 Rev A)
 - o Location Plan (Drawing ref: L(20)001 Rev A)

- o Proposed Section A (Drawing ref: L(22)001 Rev A)
- o Existing Section A (Drawing ref: L(22)001 Rev A)
- o Proposed Roof Plan (Drawing ref: L(20)105 Rev A)
- o Proposed Third Floor Plan (Drawing ref: L(20)104 Rev A)
- o Proposed Second Floor Plan (Drawing ref: L(20)103 Rev A)
- o Proposed First Floor Plan (Drawing ref: L(20)102 Rev A)
- o Proposed Ground Floor Plan (Drawing ref: L(20)101 Rev A)
- o Proposed Basement Floor Plan (Drawing ref: L(20)100 Rev A)
- o Existing Roof Plan (Drawing ref: L(20)006 Rev A)
- o Existing Third Floor Plan (Drawing ref: L(20)005 Rev A)
- o Existing Ground Floor Plan (Drawing ref: L(20)002 Rev A)
- o Existing Basement Floor Plan (Drawing ref: L(20)001 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.

2. Prior to the installation of any replacement rainwater goods on the principal elevation, details of a cast metal replacement shall be submitted to and approved in writing by the Local Planning Authority. Development shall only commence in accordance with the agreed details and retained for the duration of the use.
REASON: In the interests of visual amenity and retention of period features within the conservation area in accordance with the Historic Environment (Wales) Act 2023 and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
3. The method of masonry cleaning to the principal elevation shall only use the DOFF or TORC method to ensure the existing brickwork is not degraded ensuring its long term retention and quality protecting its positive impact upon the wider conservation area.
REASON: To preserve the appearance of the conservation area in accordance with Historic Environment (Wales) Act 2023, Technical Advice Note 24 - The Historic Environment and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. Prior to the commencement of any mortar repairs to the principal elevation, details of a non-hydraulic lime mix and a detailed method statement of mortar repairs shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence only in accordance with the agreed details.
REASON: To preserve the appearance of the conservation area in accordance with Historic Environment (Wales) Act 2023, Technical Advice Note 24 - The Historic Environment and Policies SP9 and CE7 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. The windows to be installed on the principal elevation shall not contain any visible trickle vents, weep holes or any other modern features to the external elevation.
Reason: To preserve the traditional appearance of the new windows and to preserve the character and appearance of the Town Centre Conservation Area in accordance with Section 160 of the Historic Environment Wales Act 2023 and Policy CE7 of Newport Local Development Plan 2011 - 2026, January 2015.
6. The rating level of the noise emitted from [fixed plant and equipment (mechanical and electrical), mobile plant and vehicles (these need to be an intrinsic part of the overall sound from premises or process), loading and unloading of goods (industrial and/or commercial)] 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 BS 4142: 2014;
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy GP2 of Newport Local Development Plan 2011 - 2026, January 2015.
7. The Roof Terrace Seating Area as shown on the approved drawing Proposed First Floor Plan (Drawing ref: L(20)102 Rev A) shall only be used during the hours 0900 - 2200 Monday - Saturday and 0900 - 1800 on Sundays, Bank and Public holidays.
Reason: In the interests of residential amenity in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
8. Prior to its installation, details of the living wall (including number and plant species) and landscape management plan shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the living wall shall be maintained for a period of 5 years from the date of planting in accordance with the agreed management schedule. Any planting which dies or are damaged shall be replaced and maintained until satisfactorily established.
Reason: To ensure the proposal results in a biodiversity net gain in accordance with Planning Policy Wales Ed.12) and Policy GP5 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
9. Prior to the first beneficial use of the upper floors, a scheme of waste management shall be submitted to and approved in writing by the Local Planning Authority. The use shall commence in accordance with the agreed details and shall operate in accordance with those details for the duration of the use.
REASON: To ensure the site is served by an adequate means of waste management in accordance with Policy W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
10. The materials to be used on the external elevations shall be carried out in accordance with the approved plans and details as contained within Condition 01 of this consent.
REASON: In the interests of visual amenity and the character of the area in accordance with Policies GP2, GP6 and CE7 of the

NOTE TO APPLICANT

The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk

Where there are conditions which require details to be approved prior to the commencement of development, failure to submit these details prior to commencement of development may result in the permission being invalidated.

The Local Planning Authority has a target to determine Discharge of Condition applications within 8 weeks of receipt of the details, and so you are advised to programme any work accordingly.

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP9, SP18, GP2, GP4, GP5, GP6, GP7, CE6, CE7, T4, R1 and W3 were relevant to the determination of this application.
2. 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.
3. Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result.

NRW can be contacted at:-

Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).