

Notice of Decision



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SIXTHART
43 Bedford Road
Bedford Road
ST Albans
AL1 3BH

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)

Application No: **25/0175**

Application Type: **Discharge Conditions**

Proposal: **PARTIAL DISCHARGE OF CONDITIONS 2 (CEMP), 3 (SOUND INSULATION), 4 (GLAZING AND VENTILATION), 5 (WASTE), 7 (ECOLOGICAL ENHANCEMENT) AND 8 (MATERIALS) OF 24/0010 PROPOSED CONVERSION OF FIRST, SECOND AND THIRD FLOORS, LOFT CONVERSION AND EXTENSION OF ROOF SPACE TO FORM 16 NO. FLATS**

Site/Location: **34 First Floor , Commercial Street, Newport, NP20 1RL**

Decision Date: **18th December 2025**

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 18th March 2025. The application has been:-

Part-Approved / Part Refused

1. In so far as the application relates to CONDITION 02 (CEMP), the application is refused for the following reason:

01 The development would have a significant adverse impact upon the interests of acknowledge importance, namely highway safety as the information supplied is generic and not site-specific contrary to Policy GP4 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
2. In so far as the application relates to CONDITION 03 (SOUND INSULTATION), the application is approved.
3. In so far as the application relates to CONDITION 04 (GLAZING AND VENTILATION), the application is refused for the following reason:

The submitted details are inconsistent and insufficient and would result in harm on the wider character of the conservation area contrary to the statutory duty under the Historic Environment (Wales) Act 2023 to preserve or enhance and Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
4. In so far as the application relates to CONDITION 05 (WASTE), the application is refused for the following reason:

The submitted details are inconsistent with the previously approved ground floor plan and therefore the details submitted are not feasible resulting in an adverse impact on the wider setting of the conservation area contrary to the Historic Environment (Wales) Act 2023, Policy SP9 and Policy W3 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).
5. In so far as the application relates to CONDITION 07 (ECOLOGICAL ENHANCEMENT), the application is approved.
6. In so far as the application relates to CONDITION 08 (MATERIALS), the application is refused for the following reason:

The development would have a significant adverse impact upon interests of acknowledged importance, namely the statutory duty to preserve or enhance the conservation as per the Historic Environment (Wales) Act 2023 as insufficient details have been provided regarding the specific materials to be used on the external elevations contrary to the Historic Environment (Wales) Act 2023 and Policies SP9 and GP6 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

NOTE TO APPLICANT

The development should 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

This decision is issued in respect of a condition imposed on the previous consent referred to above. Please refer to that previous consent for other conditions which may have been imposed.

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.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

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Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
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).