

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 24 August 2026 15:26:24 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0538 (108A Alexandra Road Newport South Wales NP20 2JG) (FULL)

Hi Jacob

Re: CHANGE OF USE TO A 4NO. BEDROOM HMO

108A Alexandra Road is located within the Waterloo Conservation Area. To the south-east is the Grade II Listed Waterloo Hotel PH (Cadw ref: 18182).

I cannot see that any external alterations are proposed as part of these proposals and, therefore, there will be no resultant material impact upon the character or appearance of the conservation area or the setting of the listed asset.

I would, however, remind the applicant that any such material external alterations to a non-dwellinghouse would require planning application - against which the statutory test of preserve or enhance would be applied.

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk

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

From: planning@newport.gov.uk <planning@newport.gov.uk>
Sent: 20 August 2026 13:20
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0538

Dear Principal Heritage Officer

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

App Number: 26/0538
Address: 108A Alexandra Road Newport South Wales NP20 2JG
Proposal: CHANGE OF USE TO A 4NO. BEDROOM HMO

submitted on 8 July 2026.

View details of 26/0538 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0538&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C1a7e6f7bc5344c138d3f08defeb555f8%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639228252147536234%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoitWFBpCIsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=24buJRjirSn7jElH5djioLUzMCoxR2EX8q34UEBJSEE%3D&reserved=0>

Your sincerely
Development Management