

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 25 September 2026 08:12:26 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0729 (175A Commercial Street Newport NP20 1JN) (Renewals and Variation of Conditions)

Hi Jacob

Re: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 25/0706 S73 APPLICATION FOR VARIATION OF CONDITION 1 (APPROVED PLANS), REMOVAL OF CONDITION 3 (WINDOW DETAILS) AND CONDITION 4 (BRICK DETAILS) AND PARTIAL DISCHARGE OF CONDITION 5 (DETAILS OF GRILLS/GRATES), CONDITION 6 (RAINWATER GOODS AND SOIL PIPE) AND CONDITION 7 (SOUND INSULATION) OF 22/0794 CHANGE OF USE OF FIRST FLOOR FROM OFFICE TO 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION. AMENDMENTS INCLUDE CHANGE OF USE OF STUDY ROOM TO ADDITIONAL BEDROOM

It was concluded under FULL application 22/0794 (and subsequent variation 25/0706) that this property is curtilage-listed *“due to architectural and historic associations to the adjoining listed buildings.”*

As identified within the accompanying DAS:

“The sole purpose of this application is to substitute the approved internal floor plan to allow the room presently identified as a study room to be used as a seventh single-occupancy bedroom.”

With regards to heritage, the same document states that:

“The building is of recognised architectural and historic interest and the design approach throughout the development has sought to minimise unnecessary intervention to historic fabric.

The present proposal is particularly limited in heritage terms.

The change from study room to bedroom is principally a change in the designation and occupation of an existing internal room.

There will be:

- *no extension;*
- *no alteration to the building footprint;*
- *no new external openings;*
- *no alteration to the principal elevation;*
- *no material change to the appearance of the building; and*
- *no additional visual impact upon the surrounding historic environment.*

The proposal therefore represents an efficient use of the existing building while maintaining the heritage-sensitive approach established through the approved development.”

I would agree with this conclusion: the proposed works do not result in any impact upon the special architectural or historic interest of the curtilage-listed asset – and therefore no corresponding application is required under S.99 of the Historic Environment Wales Act 2023. Furthermore, there is no

proposed external alteration, resulting in zero impact upon the character or appearance of the Town Centre Conservation Area, of which this property forms a part.

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: 24 September 2026 10:07

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

Subject: Planning Consultation Request for case ref: 26/0729

Dear Principal Heritage Officer

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

App Number: 26/0729

Address: 175A Commercial Street Newport NP20 1JN

Proposal: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 25/0706 S73 APPLICATION FOR VARIATION OF CONDITION 1 (APPROVED PLANS), REMOVAL OF CONDITION 3 (WINDOW DETAILS) AND CONDITION 4 (BRICK DETAILS) AND PARTIAL DISCHARGE OF CONDITION 5 (DETAILS OF GRILLS/GRATES), CONDITION 6 (RAINWATER GOODS AND SOIL PIPE) AND CONDITION 7 (SOUND INSULATION) OF 22/0794 CHANGE OF USE OF FIRST FLOOR FROM OFFICE TO 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION. AMENDMENTS INCLUDE CHANGE OF USE OF STUDY ROOM TO ADDITIONAL BEDROOM

submitted on 18 September 2026.

View details of 26/0729 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0729&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7C3779637a3a5443913ef408df1a1b39a6%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639258376612068392%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoITWFBpClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=kWLpoXp3r0EwIUEQTZpL9UdCJ44YN9m%2BOfqEaEtnixE%3D&reserved=0>

Your sincerely

Development Management