

Delegated Decision Report

Application No:	25/1008	Statutory Period Expires:	19th January 2026
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Site:	175A Commercial Street Newport NP20 1JN		
Proposal:	LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS ASSOCIATED WITH APPROVED RESIDENTIAL CONVERSION OF 175A COMMERCIAL STREET, INCLUDING MINOR LAYOUT ADJUSTMENTS, INSTALLATION OF INTERNAL PARTITIONS, AND UPGRADING INTERNAL SERVICES		
Applicant:	I Enyinna		
Type:	Listed Building	Ward:	Stow Hill
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 The previous consent 22/0794 permitted the change of use from office to a six bedroom House of Multiple Occupation subject to conditions. The corresponding Listed Building Consent 24/0348 was granted on the 8th August 2024.

2. SITE LOCATION AND CONTEXT

- 2.1 The property faces 'Westgate Square' acting as one of the main squares of the city alongside 'John Frost Square' located 276m south-east. Commercial Street acts as the prominent high-street in the city of Newport and is mostly pedestrianised. The site is located in Newport Town Centre Conservation Area. 175 Commercial street is not listed, however, it is situated in the curtilage of grade II listed buildings and has a partial flying freehold over 174 Commercial Street, which is grade II listed (ID: 23116). Westgate Chambers (ID: 21004) is also located to the south-east comprising of no. 170 - 173. The Westgate Hotel (ID: 3015) is situated to the north-west.

The building itself is attractive and is finished with traditional stone cladding with stone window and dormer surrounds. 175 Commercial Street is not listed, however arguably, it has heritage value and forms a key historic asset within the city centre of Newport.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks listed building consent for the change of use of first floor from offices to 6-bedroom house in multiple occupation located at 175 Commercial Street, Newport which includes the installation of partition walls, noise insulation, installation of grill grates and rainwater goods.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
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	Pending consideration	n/a
24/0348	LISTED BUILDING CONSENT FOR THE PROPOSED CHANGE OF USE FROM AN OFFICE TO A HOUSE IN MULTIPLE OCCUPATION	Granted with conditions	08.08.2024
22/0794	CHANGE OF USE OF FIRST FLOOR FROM	Granted with	04.05.2023

	OFFICE TO 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION	conditions	
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5. PLANNING POLICY

5.1 Historic Environment (Wales) Act 2023

5.2 Technical Advice Note 24: The Historic Environment

5.3 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 PLANNING POLICY WALES (EDITION 12) 2024

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP9 – Conservation of the Natural, Historic and Built Environment
- CE5 – Locally Listed Buildings and Sites
- CE6 – Archaeology
- CE7 – Conservation Areas

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Archaeology and Archaeologically Sensitive Areas

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: I have the following observations on the revised information:

No issue with proposed floor plan change, which sees some reconfiguration of modern partitioning.

Condition 3: *Prior to the commencement of development details including 1:20 scaled drawings of timber casement windows, including sections, proposed to the rear elevation shall be submitted to and approve in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: *To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).*

Agree that this condition is no longer relevant – please omit from the new consent.

Condition 4: *Prior to the commencement of development details of the brick to be used for the solidier courses above the 2no. rear windows shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: *To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).*

Agree that this condition is no longer relevant – please omit from the new consent.

Condition 5: *Prior to the commencement of development details of the grills/grates for the mechanical extraction ventilation shall be submitted to and approved in writing by the Local*

Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

I am happy with the supplied information – please omit from the new consent.

Condition 6: *Prior to the commencement of development details of the rainwater goods and soil pipe shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

I would reiterate here that any replacement of cast iron with uPVC drainage or rainwater goods to the principal (front) elevation of the listed asset would not be considered acceptable, noting in particular the significant square-section downpipe to the rounded corner of no. 175a. According to the supplied specification, replacement is proposed to the **“Rear Elevation Only if needed – ensures no impact on the building’s principal elevation.”** Therefore, I am happy that this condition is satisfied and need not be applied to the revised consent.

Condition 7: *Prior to the installation of any sound insulation within the building, details of the type of insulation, its location and method of installation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

- **Floor build-up**

There is sufficient skirting depth to allow for the proposed floor build-up. I have no issues here.

- **Wall insulation**

- *“Wall sound insulation is not [proposed to be] used on external heritage walls to avoid disruption of existing building fabric as this wasn’t in the approved noise assessment recommendation.”* Therefore, I have no issues here.

- **Ceiling Insulation**

- The communal area at the stair landing is the only area with notably significant ceilings: in this case deeply coffered. I am pleased to receive confirmation that this will be left unaffected.
- Confirmation has been received regarding details for proposed Suspended Ceiling Systems, and their internal interface with significant windows - including those to the fine bay windows as shown below.
- It has been confirmed that bespoke secondary glazing is proposed: *“Bespoke segmented and curved secondary glazing units will be manufactured by Selectaglaze, using Pilkington Optiphon acoustic laminated glass (or equivalent Selectaglaze acoustic laminated specification) for bay and curved windows. The systems will be designed to match existing frames, including curved and segmental heads.”*

Note

Please note that there is a corresponding LBC under 24/0348. This FULL variation will also require a new corresponding application for LBC.

6.2 Newport Civic Society

6.3 Glamorgan Gwent Archaeological Trust:

We have consulted the regional Historic Environment Record (HER) and note that the proposed development lies within an area of Post-Medieval activity. The works are within the Archaeologically Sensitive Area of Newport and Conservation Area of Newport Town Centre. The property is a Grade II Listed Building (Cadw ref. 23116). It was built in the late 19th century and has three storeys plus a modern attic, and is made of pennant stone with bathstone dressings. A review of the 1st – 4th Edition historic OS maps (1883; 1902; 1920; 1937) show the densely built residential areas of Newport.

The works include internal alterations associated with the already approved residential conversion of 175A Commercial Street, including minor layout adjustments, installation of internal partitions, and upgrading internal services. No external works and no impact on historic fabric. The works are small in scale, and whilst the application does include internal alterations to a Listed Building, much of the property has undergone redevelopment throughout its history and it does not include any changes that will disturb archaeological features that may still exist within the area. With our understanding of the historic environment in the immediate area, it is unlikely that significant buried archaeological remains will be encountered during the course of the proposed works.

It is our opinion there is unlikely to be an archaeological restraint to the proposed development and there is no requirement for archaeological mitigation. As the archaeological advisors to your Members, we have no objection to the positive determination of this application. The Record is not definitive, however, and it remains a possibility that archaeological features may be encountered during the work; please contact us if this occurs.

6.4 Amenity Society: No response.

6.5 Royal Commission for Ancient Monuments: No response.

7. **PUBLIC REPRESENTATIONS**

A Site Notice was put up on the 5th December 2025 and a Press Notice published on the 13th December 2025.

7.1 No responses received.

8. **ASSESSMENT**

8.1 This is a listed building application following on from the full consent, for the change of use from existing vacant office to a house of multiple occupancy located at 175 Commercial Street, Newport, NP20 1JN.

8.2 The site is located in Newport Town Centre Conservation Area. 175 Commercial Street is not listed, however, it is situated in the curtilage of grade II listed buildings and has a partial flying freehold over 174 Commercial Street, which is grade II listed (ID: 23116).

8.3 It is noted under 22/0794, photographs provided of the interior shows that numerous modifications have occurred internally which has likely resulted in the loss of various historic and architectural features. Due to the site being considered as curtilage listed, any works proposed internally or externally would require listed building consent.

8.4 As the building is within a Conservation Area and within the curtilage of a listed building, Section 96 and 158 of the Historic Environment (Wales) Act 2023 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

8.5 The application does not proposed external alterations to the front elevation facing Commercial Street or the rear elevation. The associated Section 73 application 25/0706 contains specific details of grill grates, rainwater goods, noise insulation scheme and partition wall locations.

8.6 The Principal Heritage Officer has considered those matters and finds that the scheme would not result in harm on the Listed Building, its settings, or that of the Conservation Area.

8.7 The scheme does not involve significant ground excavation works that could disturb any below ground deposits. No comments have been received from Glamorgan Gwent Archaeological Trust. As such, the proposal is considered to not impact any archaeological deposits and no mitigation is required.

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 is considered to accord with the relevant national and local planning policies thereby retaining the special features of the Listed Building and Conservation Area.

11. DECISION GRANTED WITH CONDITIONS

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

- Site Location Plan (Received: 25.11.2025)
- Section of Stud Wall (Received: 25.11.2025)
- Section of Bay Window (Received: 25.11.2025)
- Proposed Floor Plan (Received: 25.11.2025)
- Heritage Statements (Received: 25.11.2025)
- Design & Access Statement (Received: 25.11.2025)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9, CE5, CE6 and CE7 were relevant to the determination of this application.

02 Sections 96 and 158 of the Historic Environment (Wales) Act 2023 were relevant to the determination of this application.