

Aldous, Catherine (Senior Planning Officer)

From: Arnall, Guy
Sent: 31 October 2025 09:59
To: Aldous, Catherine (Senior Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0911 (10 Gold Tops Newport NP20 4PH) (FULL)

Hi Catherine

Re: THE CONVERSION OF AN EXISTING DETACHED OFFICE BUILDING INTO A HMO CONSISTING OF 10 SINGLE BEDROOMS WITH ASSOCIATED SERVICES, KITCHEN AND SHOWER ROOMS. REFUSE AND RECYCLING STORAGE, AMENITY SPACE AND CAR PARKING PROVIDED EXTERNALLY

The property in question is prominently located upon the corner of Gold Tops and Godfrey Road, near the GII* Listed Newport Civic Centre (across the road, to the south) and the Grade II Listed nos. 11 & 12 Gold Tops (across the road, to the north-west).

Most notably, the property frames near views of the Civic Centre and its prominent tower from the western end of Gold Tops and the long down-slope view from the top of Godfrey Road, where the northern elevation of the Civic Centre steps dramatically down the hill.

The rear (southern) yard sits beneath a view of the Grade II Listed St Marks Church, where a break in the treed boundary reveals a glimpsed, medium-range view of the asset across the open back gardens of those properties which line the southern side of Gold Tops.

I cannot see that any external alteration is proposed to the property (10 Gold Tops), and the extent of existing hardstanding is proposed to remain unchanged.

The proposed cycle store is to be concealed behind the eastern side of the building, beneath the large retaining wall to this sloping site.

A new bin store is proposed to the southern corner of the rear yard. Design for this structure is currently unclear, and care should be taken to ensure that it is not unsightly within this prominent location, so as not to impact negatively upon the setting of both the GII* Listed Civic Centre and Grade II St Marks Church. Considering the likely scale of the proposed, if well-designed, setting impact will be likely be low.

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: 28 October 2025 09:06

To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0911

Dear Principal Heritage Officer

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

App Number: 25/0911

Address: 10 Gold Tops Newport NP20 4PH

Proposal: THE CONVERSION OF AN EXISTING DETACHED OFFICE BUILDING INTO A HMO CONSISTING OF 10 SINGLE BEDROOMS WITH ASSOCIATED SERVICES, KITCHEN AND SHOWER ROOMS. REFUSE AND RECYCLING STORAGE, AMENITY SPACE AND CAR PARKING PROVIDED EXTERNALLY

submitted on 23 October 2025.

View details of 25/0911 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F25%2F0911&data=05%7C02%7CCatherine.Aldous%40newport.gov.uk%7Cdeac589b07e8414dbe9d08de18641e81%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C638975015459544724%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=7J43NCtrM%2F2E2y%2F7PpSiiQUYX1sw%2B2Ep8fdZaUuc19E%3D&reserved=0>

Your sincerely
Development Management