

Brinkworth, Emma (Planning Officer)

From: Arnall, Guy
Sent: 25 July 2025 08:26
To: Brinkworth, Emma (Planning Officer)
Subject: RE: Planning Consultation Request for case ref: 25/0558 (165 Commercial Street Newport NP20 1UL)

Hi Emma

Re: REMOVAL OF EXISTING SHOP FRONT AND INSTALLATION OF NEW SHOP FRONT.

This building is a GII Listed asset located within the Town Centre Conservation Area.

As noted within the list entry, much of the architectural and historic interest for this asset is reserved for the upper stories of the front façade of the building, wherein the *'Second and third floors have camber-headed windows with original T-bar casement glazing.'* The remainder consists principally of modern alterations to windows and shopfront: *'at first floor level large 5-light display window with dentil cornice above. On ground floor, mid C20 double-fronted shopfront and deep canopy.'*

Firstly, I would point out that the supplied HIA is very brief, to the extent that it does not cover all those minimum requirements outlined within Section 4 of The Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024 and copied below:

Heritage impact statement

4. —(1) An application for listed building consent must include with it a statement referred to as a heritage impact statement.

(2) A heritage impact statement must—

(a) describe the special architectural or historic interest of the listed building to which the application relates and its significance, with particular reference to the part of the listed building affected by the works,

(b) explain the objective that the works are intended to achieve and why they are desirable or necessary,

(c) include a summary of the options considered for the purpose of achieving the objective in sub-paragraph (b) and the reasons why the proposals to which the application relates are preferred,

(d) describe the works and the design principles which have been applied to them,

(e) include a schedule of works,

(f) describe how the works will affect the character of the listed building as a building of special architectural or historic interest, including an assessment of the impact of the works on the significance of the building, and

(g) describe how issues relating to access to, or in, the listed building have been dealt with, but excluding issues relating to access to, or in, any part of a listed building which is used as a private dwelling.

Ground Floor Shopfront

The existing ground floor signage is reserved for the front of the large and modern canopy. Contrary to the existing drawing, there is none to the canopy fascia adjacent. This drawing should be amended for the avoidance of doubt.

The 'Freehold for Sale' lettering (and associated Estate Agent signage) has also been applied directly to the canopy without Listed Building Consent.

Of particular concern is the lack of any detail for the existing doors within the HIA which, presumably, are still located behind the unsightly boarding which closes-off the recessed shopfront? Notwithstanding the apparently modern nature of the shopfront at this level, we require assessment of any doors proposed for demolition, to ensure that they are not of any interest prior to granting approval for their removal.

We also require further details for the proposed shutters. A detailed section drawing through new doors, canopy and shutters would demonstrate how the new elements are integrated and ensure that they are not in any way surface mounted or unsightly.

Pending this information, I have no concern with painting the existing shopfront matt black.

First Floor Signage

At first floor level, there is also a large '*This is Wildings*' sign upon the fascia above the first-floor window, with marginal rosette motifs to ground and first floor levels. None of this is shown within the existing drawing, **which should be amended accordingly.**

Considering these details are not shown within the proposed drawings, it can only be assumed that their removal is proposed as part of this application.

If this is the case, I would highlight that the rosette motifs are vestiges of the historic façade design for this Grade II Asset (see below), and they should be retained. I have less of an issue with the removal of the modern '*This is Wildings*' signage to the first floor.

As you know, I have similar concerns regarding the associated applications for Advertisement Consent (25/0555), FULL application (25/0557) and LBC for Advertisement (25/0564) – therefore please ensure all applications are decided in tandem.



This application may be determined under my delegated powers, with no need to notify Cadw. For the avoidance of doubt, please add the following to the conclusion of the LBC report:

This conclusion is consistent with the advice received from a named Building Conservation Officer with the appropriate Cadw LBC delegation: Guy Arnall.

As always, happy to discuss.

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 July 2025 09:35

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

Subject: Planning Consultation Request for case ref: 25/0558

Dear Principal Heritage Officer

Please find attached correspondence from Newport Council with regards to the above planning application submitted on 14 July 2025.

Your sincerely

Development Management