

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 26 June 2026 12:58:20 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0378 (Flat 2 31 Fields Road Newport South Wales NP20 5BP) (FULL)

Hi Jacob

Re: CHANGE OF USE OF THE UPPER FLOORS FROM A DWELLING TO A 6 NO. BEDROOM HMO INCLUDING ASSOCIATED WORKS

The property in question forms part of a c.1900 semi-detached pair to the north of Fields Road, forming part of the earliest development to the north of Clytha Park, within the grounds of Fields House. The building is not a heritage asset, nor is it located within any conservation area.

The building is located to the north-west of GII* Newport Civic Centre, visually separated by the swathe of mature trees which lines the asset's northern car park boundary. To the north-east, long views down Fields Road frame views of the GII Listed pair of Nos. 11 & 12 Gold Tops. To the south-west, lies the high-walled rear boundary to the properties of Westfield Road, a line conterminous with the northern boundary of *The Shrubbery* Conservation Area.

No external alterations are proposed as part of these works. As such, the setting of abovementioned listed assets will be preserved.

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: 18 June 2026 09:10
To: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 26/0378

Dear Principal Heritage Officer

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

App Number: 26/0378

Address: Flat 2 31 Fields Road Newport South Wales NP20 5BP

Proposal: CHANGE OF USE OF THE UPPER FLOORS FROM A DWELLING TO A 6 NO. BEDROOM HMO
INCLUDING ASSOCIATED WORKS

submitted on 16 May 2026.

View details of 26/0378 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0378&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Cd5cc6f1937a8479cfcc408decd11066a%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639173670483024946%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ghXOjZ%2Fj1zk9TA%2F4qzuFqQrj%2F5PFu6cXR8uJzDbgOqM%3D&reserved=0>

Your sincerely
Development Management