

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 05 May 2026 12:04:09 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0302 (138 -140 Commercial Street Newport South Wales NP20 1LN) (FULL)

Hi Jacob

Re: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0542 CONVERSION, EXTENSION AND PARTIAL CHANGE OF USE OF EXISTING COMMERCIAL BUILDINGS, TO CREATE 13 NO. FLATS ALONG WITH ASSOCIATED REFUSE, RECYCLING AND CYCLE STORAGE FACILITIES

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Previous Application 22/0542 (and associated DOCs)

Regarding impact upon Character and Appearance of the Town Centre Conservation Area, approved application 22/0542 concluded:

The proposed front elevation contains a minor alteration to provide pedestrian access into the unit. Subject to details secured by condition, the principle of this alteration is acceptable and would not harm the character and appearance of the building.

To the rear of the building, the existing rear wall is likely to be removed to make way for the rear extensions providing floorspace vertically at first, second and third floors. The materials used would be a brick finish with standing seam metal cladding. The use of these materials integrates with the appearance of the rear of the building linking through to the colour palette of the main building. The Conservation Officer has raised no objection to the revised design subject to condition for materials and details. The proposal is considered to preserve and enhance the conservation area through the reuse of the building and design proposed. The proposal is in accordance with Policies GP6 and CE7.

I have no reason to disagree with this previous conclusion.

As part of this application further details were conditioned, to ensure suitable details which would maintain this conclusion in heritage terms. These included:

08 Prior to the installation of the front elevation window, details shall be submitted of the new window detail to a scale of 1:20 including cross sections. Development shall be undertaken in accordance with the agreed details and retained for the duration of the use.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

09 Prior to the commencement of development, details of the fenestration material, rainwater goods, services plan and external elevations (including shopfront) shall be provided and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

REASON: To protect and enhance the special character of the conservation area in accordance with Policy CE7 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

These conditions were satisfactorily discharged under 24/0236 and 25/0850, respectively.

Current Application (26/0302)

Principal changes proposed under this S73 application include:

- Omission of stair core and lift.
- Omission of previously proposed residential access to front elevation (and associated access to the omitted stair core and lift).
- Proposed flats generally as approved (same unit sizes and overall split) with some minor revisions internally. The main proposed change is to the proposed first-floor layout which relocates apartment 4 to the northern side of the building with 3 apartment 5 (one of the two-bed units) to be contained within the middle and southern side of the building.
- Integral refuse and bike stores increased in size.
- Corrections to plans and elevations following an updated survey of the building.

Elimination of Stair Core and Lift

This change is within an area of the proposed which is unseen from the principal Conservation Area public realm. More widely, it results in a reduction of proposed massing to the rear, and therefore improved visibility of the original, rear elevations to the principal buildings to Commercial Street within long-range views from Talbot Lane and beyond. There will be some enhancement to Setting of the Town Centre Conservation Area over that previously approved under 22/0542.

Material Finishes

I am pleased to see perpetuation of Insulated zinc flat-lock panels with a natural finish, as agreed via previous approval and subsequent DOC.

As previously, new brickwork is proposed to be “*Weinerberger Bradfield Multi*”. The prevailing brick within the CA is a Victorian ‘pressed red’ with smooth finish. Looking at photographic samples, the proposed appear to be a suitable colour and texture, which will result in good visual interest.

All new windows (barring those to the principal elevations – see below) are proposed to be in uPVC, coloured anthracite. Those to the rear of the existing buildings will be unseen from the public realm. Those most prominent, upon the rear elevation of the new, are read within the context of the modern extension and are considered acceptable in Conservation Area/CA Setting terms.

Front Elevation Shopfronts

Proposed omission of residential access from Commercial Street front will leave the existing shopfront to property no. 138-139 unchanged. Therefore, I have no concerns regarding this aspect of the application.

As per the previous DOC application (25/0850), Drawing T/033 (Elevations and Sectional Elevations) proposes “*Existing tiling to be removed and blockwork rendered and repainted, white to match adjacent Existing timber to be repainted, colour white to match existing.*” This is considered an acceptable approach and will result in some enhancement over the existing dilapidated appearance.

Front Elevation Windows

As per the previous DOC application (25/0850), now submitted Drawing T/035 proposes to divide the existing first-floor front window apertures of property no.138-139 into 4 no. casements (with two, top-opening units), proposed to be formed in painted timber ("colour white to match existing"), flush-closing, suitably recessed within the existing masonry apertures. I would consider the proposed first-floor 4-light, flush-closing casement arrangement to result in some enhancement to existing character and appearance.

It also proposes replacement of the existing face-closing uPVC windows to property no.140 with *"Painted timber casements, colour white to match existing."* Again, the new will be a flush-closing, suitably recessed within the existing masonry apertures, and result in a clear enhancement upon the existing position.

Services

As per the previous DOC, Drawings T/036 and T/037 both show ventilation and flue ducts exiting via the rear elevation, leaving the front elevation of the unlisted historic assets to Commercial Street unimpacted.

Rainwater Goods

As per previous DOC, Drawing T/033 proposes *"Cast-effect half-round upvc guttering and downpipes"* are proposed, including to the street-facing elevations of highest significance.

There appears to be a mix of uPVC and Cast Iron to the existing frontage of these buildings. Under these circumstances, a unified approach in new, cast-iron effect uPVC would, on balance, be considered to preserve character and appearance. Goods to the rear will not be appreciable from the public realm and the proposed are considered acceptable here.

Summary

The proposed will result in some enhancement to Setting of the Town Centre Conservation Area over that previously proposed under 22/0542.

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

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-----Original Message-----

From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: 27 April 2026 11:39

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

Subject: Planning Consultation Request for case ref: 26/0302

Dear Principal Heritage Officer

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

App Number: 26/0302

Address: 138 -140 Commercial Street Newport South Wales NP20 1LN

Proposal: S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 22/0542 CONVERSION, EXTENSION AND PARTIAL CHANGE OF USE OF EXISTING COMMERCIAL BUILDINGS, TO CREATE 13 NO. FLATS ALONG WITH ASSOCIATED REFUSE, RECYCLING AND CYCLE STORAGE FACILITIES

submitted on 17 April 2026.

View details of 26/0302 at Newport Council - Planning Online:

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicaccess.newport.gov.uk%2Fonline-applications%2Fplan%2F26%2F0302&data=05%7C02%7CGuy.Arnall%40newport.gov.uk%7Ca3677a81b03843fe627f08dea4492707%7C2c4d0079c52c4bb3b3cad8eaf1b6b7d5%7C0%7C0%7C639128831565543033%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Bt3q6vxkCgYzLK6ANY2DsaVICDt3LPRe9gnUqCIEOjU%3D&reserved=0>

Your sincerely
Development Management