

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 01 May 2026 08:22:47 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: Planning Consultation Request for case ref: 25/0738 (20 Bridge Street Newport NP20 4AN) (LBC)

Hi Jacob

Re: LISTED BUILDING CONSENT FOR THE CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

Please find revised observations below following submission of further information.

1. External Elevations

Significance

20 Bridge Street is a Grade II Listed asset. As per the list entry, the building presents a well-preserved and richly ornamented Italianate style elevation towards Bridge Street. Unfortunately chimney stacks have, at some stage, been lost. The rear elevation has considerably less interest (being plain-rendered and unadorned), though the wide rear outshot is certainly of some interest, if not fully understood. Built to accommodate the generous internal plan (which allows for grand and substantial stairwell), it remains unclear whether the associated rear closets at half-landing height are original to the late-C19 building, or a later addition. Either way, they provide considerable interest to the grand internal staircase space (see below). Conversely, the later-inserted 'ribbon window' at second floor level, applied modern services (such as the large stainless boiler flue), substantial metal fire-escape stairs, and security bars to windows have all resulted in harm, and a relatively low level of special interest at the rear of the building.

Impact

The principal elevation remains unchanged as part of this application. Harmful alterations proposed to the rear are minimal, with a single splayed window opening (with modern window infill) to be modified by dropping the sill level, to insert a doorway. This will impact upon symmetry, resulting in a low level of harm which may, however, be balanced positively against proposed removal of the unsightly fire escape, the security bars to windows, and unsightly services.

2. Internal Alterations

Significance

As identified within the HIS I would agree that, internally, highest significance is reserved for the remarkable surviving staircase, its associated hall, and the symmetrical planform of the building; wherein rooms to all floors (including interesting 'closets' to half-landings and the expansive basement) are all fed from the grand staircase core. There are also significant details surviving within several rooms, including skirtings, doors (and their architraves), picture rails, and lath-and-plaster ceilings with decorative cornices. This internal significance has, however, been impacted by office adaptations over

the last 170 years, which has resulted in the erosion of historic detailing and the planform of the building – most notably via dropped ceilings, and via removal of walls - and insertion of new partitions - at ground, first and second floor levels.

In terms of special interest, there is a clear hierarchy of special interest to internal spaces:

- The ground floor entrance and grand stair hall are of highest significance, forming focal point for the building: featuring an ornate bifurcated staircase, 'closets' to half-landings and decorated with a deep dentillated cornice at ground floor (though some plaster to walls, an internal door, and associated skirting have, at some stage, been lost).
- Though harmfully impacted by opening-up into the entrance hallway, ground floor front rooms are considered to be of next highest significance, featuring lofty ceilings, wide cornices with foliate-decoration, timber-panelled window surrounds, architraves to doorways, and deep skirting.
- Ground floor rear rooms also have some interest: featuring high ceilings with original plaster ceilings (although considerably plainer in decorative finish), skirtings, dado rails, and architraves.
- As one climbs the building, significance decreases. First floor rooms have a reduced ceiling height throughout, with those to the front impacted further by a modern dropped ceiling. Rear rooms at this level still retain original (if rather plain) ceilings with cornice, skirtings, and architraves, though majority of the original doors have at some stage been lost.
- To second floor, the character of the staircase has been impacted by modern ribbon windows above – and partitioning at the head of the stairs. Though skirtings, architraves and a few doors survive, there are modern dropped ceilings throughout.

Impact

Listed building consent has previously been sought for works of structural repair and restoration of the principal staircase under application 22/0847. This approach is reiterated within this application, providing much-needed structural remediation to this feature of highest significance within the building. Additional finishing details have been conditioned below.

To the basement, the extent of demolition previously proposed as part of this application (and that proposed as part of withdrawn application 25/0163) has been substantially reduced, leaving the existing plan form legible at this level. Structural details for proposed new openings may be secured via condition (see below).

At ground floor level, the main entrance hall has been substantially harmed by insertion of the modern aluminium partition to form a 'Wind-Lobby', just beyond the front entrance. Large openings into both side rooms from the entrance hall (LHS crudely partitioned), to effectively create one large space, have also had a very detrimental impact. As proposed, subdivision of the principal rooms to ground floor front will inevitably result in some harm, though such an approach is required as means of escape from the bedrooms in the event of fire (i.e. is deemed essential towards conversion of the building into a viable use). Here, it is proposed to scribe new partitions (with matching cornice) to the existing fine plasterwork still in situ at ceiling level.

It is also proposed to close-off those existing arched openings which provide through-views towards the behind-stair windows and 'closets' at GF level, to create new en-suite bathrooms. This will inevitably

reduce the natural light to the entrance stairwell. Though regrettable, these interesting features and their natural light source are still retained at GF-FF half-landing height, ensuring that the original design intention remains legible - and that the space will not feel too dark or oppressive. Details for their closing-off has also been secured by condition, with a view to ensuring the arched features are still clearly legible following their infill.

Ventilation for front kitchens is routed via dropped ceilings to rear rooms. Though existing original ceilings will be concealed within these spaces, these are of lower significance than those to the grand front rooms. Though inevitably resulting in some harm, this approach ensures a viable use for the building, whilst minimising permanent loss of historic fabric. Details for new dropped ceilings have been secured throughout. Due to the mid-terrace position of the asset, vertical routes for kitchen waste throughout all levels of the building are inevitably boxed-in internally. However, they have been carefully routed, so as not to damage ceiling features of highest significance.

In my view, the ground floor is principally characterised by its grand entrance, with the imposing central staircase forming a focal point to the space. As proposed subdivision of the front rooms is considered necessary in terms of fire, loss of planform to the principal front rooms and obscuration of rear room ceilings is mitigated via proposed restoration of the principal communal entrance hallway (by re-establishing the space and removing/replacing of the existing, unsightly modern aluminium wind-lobby), and via restoration and repair of the grand staircase and its associated hall. As such, removal of the existing wind-lobby has been secured by condition, as have details for any replacement (see below).

At first-floor level, it is proposed to remove later infill to the four-centred landing archway, creating a new lobby entrance to two flats. Whilst the planform of the large front rooms is also proposed for dilution at first floor level (and ventilation for front kitchens again routed via dropped ceilings to rear rooms), this impact is mitigated by the modern partitions and dropped ceilings already in situ – and may be partially balanced against enlargement of the grand and significant stairwell space that the restored hall archway will provide.

At second floor level, the stair hall has already been encroached upon by modern partitioning and impacted by the large ribbon window to the rear elevation. Additionally, there are modern dropped ceilings in situ throughout. Proposed alteration of planform is considerably less to these third-floor spaces of reduced special interest.

Between ground and first floors, horizontal fire protection is proposed via the installation of Envirograf Product 53 underfloor fire barrier to ensure that the ornate ceilings of front rooms are retained. Specification has been provided. A condition has also been added, should stabilisation of existing historic ceilings be required. A further series of conditions have been applied, to ensure works do not result in undue harm to special interest.

3. Conclusion

Throughout, structural support and repair of the grand central staircase of highest significance is proposed. This is considered to bring substantial heritage benefits, as this structure and its associated space form principal internal focus for the building. It is considered that both staircase restoration and repair (including restoration of the entrance hallway space) and the substantial community benefit of bringing the asset back into viable use may be balanced positively against harm to planform and obscuration of ceiling details proposed elsewhere within the building as part of this application.

On balance, the special architectural and historic interest of the Grade II listed asset will be preserved.

4. Conditions

I have compiled a list of conditions below.

All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved, or as required by any conditions attached to this consent.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to practical completion of the approved works and beneficial occupation of the building, the existing modern aluminium 'wind lobby' doors and associated partition to the ground floor entrance hall shall be removed and all adjacent built fabric made good to match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved or as required by any conditions attached to this consent.

Reason: The works are required in partial mitigation of harmful works proposed elsewhere, to safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to practical completion of the approved works and beneficial occupation of the building, the existing fire escape stairs, boiler flue and external window bars shall be removed from the rear of the building, and all adjacent built fabric made good to match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the plans hereby approved or as required by any conditions attached to this consent.

Reason: The works are required in partial mitigation of harmful works proposed elsewhere, to safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

All scaffolding is to be freestanding and not fixed into the historic fabric. Where scaffolding abuts historic fabric, details of suitable protections are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site. Where any fixing into the historic fabric is considered unavoidable, details and locations of proposed fixings (including means of making good) are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Although 'hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames) are required, they shall not be commenced until such time as a method statement relating to all hot works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of proposed structural works (including proposed works of demolition to create new masonry openings and any reinforcement of existing floor structures) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of said structural works.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

A door schedule of all existing internal doors and their architraves, including any details for their retention and relocation, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works to remove or relocate them.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of all door openings proposed to be closed-off, to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to close-off any doorways within the building.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of all proposed doors (including the proposed external door to the ground floor rear elevation), to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, details of the proposed entrance foyer partition (and its associated doors) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, details of any new skirting boards proposed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, details of proposed decorative cornices to new ground floor partitions shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, details of proposed dropped ceilings and their associated cornices shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details for finishing of the staircase following structural works (including skirting details and other proposed finishes as identified within Drawing jw1212-113 Revision A) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said staircase. Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details for any works to support, repair or restore existing lath and plaster ceilings within the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to said ceilings.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, representative details of all proposed secondary glazing to existing windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

INFORMATIVES:

1. During the works, if any hidden historic features of significance are revealed, they should be retained in-situ. Works shall be halted in the relevant area of the building, and the Local Planning Authority should be notified immediately. Failure to do so may result in unauthorised works being carried out and an offence being committed.
2. Section 96 of the Historic Environment (Wales) Act 2023 was relevant to the determination of this application. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy SP9 was relevant to the determination of this application.

Notes:

- This application for works to a Grade II listed asset may be determined under my delegated authority, 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.***
- Please also note that Tan 24 has now been updated ([March 2026](#)). Please ensure that any references to this document within your LBC report are updated to reflect the change.

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

From: Arnall, Guy

Sent: 30 January 2026 13:02

To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0738 (20 Bridge Street Newport NP20 4AN) (LBC)

Hi Jacob

Re: LISTED BUILDING CONSENT FOR THE CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

Please find revised observations below following submission of further information.

1. External Elevations

Significance

As per the list entry, no.20 presents a well-preserved and richly ornamented Italianate style elevation towards Bridge Street. Unfortunately chimney stacks have, at some stage, been lost. The rear elevation presents considerably less interest (being plain-rendered and unadorned), though the wide rear outshot is certainly of some interest, if not fully understood. Built to accommodate the generous internal plan (which allows for grand and substantial stairwell), it remains unclear whether the associated rear closets at half-landing height are original to the late-C19 building, or a later addition. Either way, they provide considerable interest to the grand internal staircase space (see below). Conversely, the later-inserted 'ribbon window' at second floor level, applied modern services (such as the large stainless boiler flue), substantial metal fire-escape stairs, and security bars to windows all result in negative impact upon the special interest of the rear of the building as viewed externally.

Impact

The principal elevation remains unchanged as part of this application. Harmful alterations proposed to the rear are minimal, with a single splayed window opening (with modern window infill) to be modified by dropping the sill level, to insert a doorway. This low level of harm may be balanced positively against removal of the unsightly fire escape, the security bars to windows, and the abundant unsightly services. However, we need updated drawings for the proposed rear elevations, considering revised basement arrangements (see below).

2. Internal Alterations

Significance

As identified within the HIS I would agree that, internally, highest significance is reserved for the remarkable surviving staircase, its associated hall, and the symmetrical planform of the building;

wherein rooms to all floors (including interesting 'closets' to half-landings and the expansive basement) are all fed from the grand staircase core. There are also significant details surviving within several rooms, including skirtings, doors (and their architraves), picture rails, and lath-and-plaster ceilings with wide and decorative cornices. This internal significance has, however, been impacted by office adaptations over the last 170 years, which has resulted in the erosion of historic detailing and the planform of the building – most notably via dropped ceilings, and insertion of new partitions at ground, first and second floor levels.

Impact

To the basement, the extent of demolition previously proposed as part of this application (and that proposed as part of withdrawn application 25/0163) has been substantially reduced, leaving the existing plan form legible at this level. Structural details for new openings may be secured via condition (see below).

At ground floor level, the main entrance hall has been substantially harmed by insertion of the modern aluminium partition to form a 'Wind-Lobby', just beyond the front entrance. Large openings into both side rooms from the entrance hall, to create one large space, have also had a very detrimental impact. Most other openings are in their original locations, with original architraves. Some doors have been replaced - and some removed altogether. Whilst proposed subdivision of the principal rooms to ground floor front is somewhat regrettable, if required as means of escape from the bedrooms in the event of fire (to be confirmed by fire strategy – see query below). Here, it is proposed to scribe new partitions (with matching cornice) to the existing fine plasterwork still in situ at ceiling level. It is also proposed to close-off views through towards the behind-stair windows and 'closets' at this level, to create new en-suite bathrooms. This will reduce the natural light to the entrance stairwell. Though regrettable, these interesting features are still retained at GF-FF half-landing height. In my view, the ground floor is principally characterised by its grand entrance, with the imposing central staircase forming a focal point to the space. If proposed subdivision of the front rooms is considered necessary in terms of fire, loss of planform to the front rooms is partially mitigated by proposed restoration of the principal entrance hall space, including restoration and repair of the grand staircase, and removal/replacement of the existing, unsightly modern aluminium wind-lobby. As such, removal of the existing wind-lobby has been secured by condition, as have details for any replacement (see below).

At first-floor level, it is proposed to remove later infill to the four-centred landing archway, creating a new lobby entrance to two flats. Whilst the planform of the large front rooms is also proposed for dilution at first floor level, this impact is mitigated somewhat by the modern partitions and dropped ceilings already in situ – and may be partially balanced against enlargement of the grand and significant stairwell space that the restored archway will provide.

At second floor level, the stair hall has already been encroached upon by modern partitioning and impacted by the large ribbon window to the rear elevation. Additionally, there are modern dropped ceilings in situ throughout. Proposed alteration of planform is considerably less to these third-floor spaces of reduced special interest.

3. Prior to determination

Throughout, structural support and repair of the grand central staircase is proposed. This is considered to bring significant heritage benefits, as the structure forms principal internal focus for this building.

Generally, it is considered that this (and the substantial community benefit of bringing the asset back into viable use) may be balanced positively against harm to planform proposed elsewhere as part of this application. However, it remains my view that there are several issues which have still not yet been satisfactorily addressed prior to determination. These are required, to demonstrate that the proposed layout is feasible. Therefore, we need 'proof of concept' for:

- Details of proposed Drainage routes for kitchens and WCs – we obviously do not want unsightly services on the front of the building
- Details of proposed extraction routes for kitchens and WCs – we obviously do not want unsightly services on the front/top of the building and, though there are flues available, it should be noted that there are no longer any chimney stacks on the roof.
- Details of proposed fire strategy and compartmentation for fire and sound (to walls/ceilings/floors) – noting that the application proposes to retain the currently exposed decorative ceilings throughout

Following this, full details may be secured by condition as part of any approval (see below).

4. Conditions

Pending confirmation of the above, I have compiled a **DRAFT** list of conditions below.

Prior to beneficial occupation of the building, the existing modern aluminium 'wind lobby' doors and associated partition to the ground floor entrance hall shall be removed and all adjacent built fabric made good to match the existing.

Reason: The works are required in partial mitigation of harmful works proposed elsewhere, to safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

All scaffolding is to be freestanding and not fixed into the historic fabric. Where scaffolding abuts historic fabric, details of suitable protections are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site. Where any fixing into the historic fabric is considered unavoidable, details and locations of proposed fixings (including means of making good) are to be submitted to and agreed in writing by the Local Authority prior to commencement of scaffolding works on site.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Although 'hot works' (defined as any activity or process that generates a source of ignition through a flame, heat or a spark and including cutting, welding, brazing, soldering, hot air, the use of blow-lamps and other equipment producing heat or naked flames, and lighting fires in hearths) shall be avoided unless there is absolutely no alternative, should any such hot works be required, they shall not be commenced until such time as a method statement relating to all hot works has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of drainage and ventilation services, and their proposed routes through the building, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of proposed fire compartmentation (to include works to basement staircase, floors, ceilings, and walls) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of said works.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Full details of proposed structural works (including proposed works of demolition to create new masonry openings and any reinforcement of existing floor structures) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of said structural works.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

A door schedule of all existing internal doors and their architraves, including any details for their retention and relocation, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works to said doors.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of all doorways proposed to be closed-off, to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works to close-off any doorways within the building.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Details of the proposed external door to the ground floor of the rear elevation, to a minimum scale of 1:20 including elevations, vertical and horizontal sections, with larger scale details sufficient to describe the proposed, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, details of the proposed entrance foyer partition (and its associated doors) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Prior to installation, representative details of all proposed secondary glazing to existing windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Reason: To safeguard the special interest of the listed building pursuant to Sections 96 and 97 of the Historic Environment (Wales) Act 2023.

Guy Arnall

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Subject: Planning Consultation Request for case ref: 25/0738

Your sincerely
Development Management