

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 07 October 2025 11:42:11 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: Planning Consultation Request for case ref: 25/0706 (175A Commercial Street Newport NP20 1JN) (VAR)
Attachments: Section 73 Additional details- Section Of Bay Window.pdf, Section 73 Data Sheet [Supporting Document].pdf, Section 73 Additional Document [Letter].pdf

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 01 October 2025 10:10
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/0706 (175A Commercial Street Newport NP20 1JN) (VAR)

Hi Jacob

Re: S73 APPLICATION FOR VARIATION OF CONDITION 1 (APPROVED PLANS), REMOVAL OF CONDITION 3 (WINDOW DETAILS) AND CONDITION 4 (BRICK DETAILS) AND PARTIAL DISCHARGE OF CONDITION 5 (DETAILS OF GRILLS/GRATES), CONDITION 6 (RAINWATER GOODS AND SOIL PIPE) AND CONDITION 7 (SOUND INSULATION) OF 22/0794 CHANGE OF USE OF FIRST FLOOR FROM OFFICE TO 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION

Heritage response to FULL application 22/0794 was as follows:

"It was concluded in the pre-application that this property was curtilage listed due to architectural and historic associations to the adjoining listed buildings, therefore this will need a corresponding LBC. I don't have too many concerns with the proposals, mainly the external elements including window, vent and rwp/svp details. I would recommend the new rear windows are timber sashes to match the existing – the proposed have not been detailed but appear to be casements. I am also concerned at the side of the proposed vents and whether an alternative more traditional appearing one has been considered. We could look at conditioning these elements. I'm also interested to know whether there would be any internal insulation put in."

I have the following observations on the revised information:

No issue with proposed floor plan change, which sees some reconfiguration of modern partitioning.

Condition 3: *Prior to the commencement of development details including 1:20 scaled drawings of timber casement windows, including sections, proposed to the rear elevation shall be submitted to and approve in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Agree that this condition is no longer relevant – please omit from the new consent.

Condition 4: *Prior to the commencement of development details of the brick to be used for the solid courses above the 2nd rear windows shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

Agree that this condition is no longer relevant – please omit from the new consent.

Condition 5: *Prior to the commencement of development details of the grills/grates for the mechanical extraction ventilation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

I am happy with the supplied information – please omit from the new consent.

Condition 6: *Prior to the commencement of development details of the rainwater goods and soil pipe shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

REASON: To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).

I would reiterate here that any replacement of cast iron with uPVC drainage or rainwater goods to the principal (front) elevation of the listed asset would not be considered acceptable, noting in particular the significant square-section downpipe to the rounded corner of no. 175a. According to the supplied specification, replacement is proposed to the ***“Rear Elevation Only if needed – ensures no impact on the building’s principal elevation.”*** Therefore, I am happy that this condition is satisfied and need not be applied to the revised consent.

Condition 7: *Prior to the installation of any sound insulation within the building, details of the type of insulation, its location and method of installation shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*
REASON: *To ensure the proposed development protects and/or enhances the special architectural features of the building in accordance with Policy SP9 of the Newport Local Development Plan 2011 - 2026 (Adopted January 2015).*

- **Floor build-up**

There is sufficient skirting depth to allow for the proposed floor build-up. I have no issues here.

- **Wall insulation**

- *“Wall sound insulation is not [proposed to be] used on external heritage walls to avoid disruption of existing building fabric as this wasn’t in the approved noise assessment recommendation.”* Therefore, I have no issues here.

- **Ceiling Insulation**

- The communal area at the stair landing is the only area with notably significant ceilings: in this case deeply coffered. I am pleased to receive confirmation that this will be left unaffected.
- Confirmation has been received regarding details for proposed Suspended Ceiling Systems, and their internal interface with significant windows - including those to the fine bay windows as shown below.
- It has been confirmed that bespoke secondary glazing is proposed: *“Bespoke segmented and curved secondary glazing units will be manufactured by Selectaglaze, using Pilkington Optiphon acoustic laminated glass (or equivalent Selectaglaze acoustic laminated specification) for bay and curved windows. The systems will be designed to match existing frames, including curved and segmental heads.”*
- Upon this basis, I am happy that the condition is discharged.



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Note

Please note that here is a corresponding LBC under 24/0348. This FULL variation will also require a new corresponding application for LBC.

Many thanks,

Guy Arnall

[Please note that I will be away between Friday 3rd October – Monday 13th October inclusive.](#)

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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