

Delegated Decision Report

Application No:	25/1106	Statutory Period Expires:	13th April 2026
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Site:	<i>Iglesia Ni Cristo Llanthwy Road Newport NP20 4LA</i>		
Proposal:	<i>EXTERNAL LIGHTING, NAMEPLATE, CCTV CAMERAS, SECURITY BOXES, AIR CONDITIONING UNITS DRILLING INTO MORTAR, MORTAR FIXING , EXTERNAL UNIT PLACEMENT, STONE REMOVAL AND STONE REPLACEMENT</i>		
Applicant:	<i>N C Angeles</i>		
Type:	Full	Ward:	Allt-yr-Yn
Decision:	Refused		

1. BACKGROUND

- 1.1 The application has been submitted following an ongoing enforcement investigation (ref. E22/0208). The associated listed building application is being considered under 25/1105 and the advert consent is being considered under application 25/1107.

2. SITE LOCATION AND CONTEXT

- 2.1 Iglesia Ni Cristo, or Formerly Llanthwy Road Baptist Church is a Grade II listed building designed by renowned local architects, Habershon and Fawckner. The church was constructed in 1912 and closed in 1996. It is built in the English Gothic style with corner, battlemented tower. There are dedication stones on the base of the buttress. It has lancet windows on three levels of the tower, stained glass windows contain works by William Pearce and John Hardman. Externally, the building is of course rubble stone with pale ashlar dressings and a Welsh slate roof. Internally, the plan includes a nave, transept-type bays, porch bay with adjacent tower, attached Sunday school and hall wing.
- 2.2 The Phillippines-based Iglesia Ni Cristo, which translates to Church of Christ is the first of its kind in Wales and the church was dedicated in 2013. The church went through an extensive renovation in 2013.
- 2.3 The church is situated in a residential area west of the city centre along a sloping site on the corner of Llanthwy Road and Burleigh Road. The main frontage is set back behind a walled and railed courtyard. The site is outside of but within close proximity to and visible from the nearby Stow Park Conservation Area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The application seeks planning permission for the installation of external lighting, CCTV cameras, security alarm boxes, and air-conditioning/heating units. The submitted drawings provide indicative locations for these installations, both internally and externally, however, they do not show precise positions, dimensions, or detailed specifications. A new name plate is also proposed, which will be installed on the southern elevation of the church. This is also being considered under application 25/1107. The name plate would be 0.65m in height and 4.5m in length. The plate will project approximately 0.15m from the façade of the building and will be placed under an existing seal approved under 24/0715. It is also proposed to retain a seal on the eastern elevation.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/1107	ADVERTISEMENT CONSENT EXTERNAL LIGHTING, NAMEPLATE, CCTV CAMERAS, SECURITY BOXES, AIR CONDITIONING UNITS DRILLING INTO MORTAR, MORTAR FIXING , EXTERNAL UNIT PLACEMENT, STONE REMOVAL AND	Pending Consideration	

	STONE REPLACEMENT		
25/1105	LISTED BUILDING CONSENT FOR EXTERNAL LIGHTING, NAMEPLATE, CCTV CAMERAS, SECURITY BOXES, AIR CONDITIONING UNITS DRILLING INTO MORTAR, MORTAR FIXING, EXTERNAL UNIT PLACEMENT, STONE REMOVAL AND STONE REPLACEMENT	Pending Consideration	
24/0715	LISTED BUILDING CONSENT FOR THE REPLACEMENT OF ROOF AND RAINWATER GOODS TOGETHER WITH INTERNAL REPAIR WORKS (PART RETROSPECTIVE)	Granted with Conditions	19.11.2024
12/0861	LISTED BUILDING CONSENT FOR PART RETENTION OF GATES, BOUNDARY WALL PIER CAPS, RAILINGS AND REDUCTION IN GROUND LEVEL AND THE INSTALLATION OF REAR BOUNDARY RAILINGS AND PROVISION OF HARDSTANDING	Granted	18.06.2015
12/0414	LISTED BUILDING CONSENT FOR PROPOSED LAYOUT ALTERATIONS TO INCLUDE FORMATION OF MINISTER'S OFFICE AND LOBBY, AS WELL AS TOILETS TO UPPER AND LOWER GROUND FLOORS, REINSTATEMENT OF ORGAN CASING AND PIPES, REPLACEMENT STAIRCASE, REPLACEMENT STAGE AND INSTALLATION OF FREE STANDING PEWS	Granted	08.07.2013
11/0644	LISTED BUILDING CONSENT FOR THE RENOVATION OF THE TOWER AND FIXING OF PERSPEX SHEETS TO THE INTERNAL FACE OF THE WINDOWS	Granted	16.09.11

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

6.1.6 Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

6.1.9 Any decisions made through the planning system must fully consider the impact on

the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.

6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest, which it possesses.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed.

5.3 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

5.4.1 Policies GP2 (General Amenity), GP4 (Highways and Access), GP6 (Quality of Design), CE7 (Conservation Areas) and SP9 (Conservation of the Natural, Historic and Built Environment) of the Newport Local Development Plan 2011-2026 (Adopted January 2015) are relevant to the determination of this application.

5.5 TECHNICAL ADVICE NOTES

5.5.1 Technical Advice Note (TAN) 5: Nature Conservation And Planning and Technical Advice Note (TAN) 24: The Historic Environment are relevant to the determination of this application.

5.6 TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENT) REGULATIONS 1992

5.7 Consideration has also been given to the following documents:

- Managing Change to Listed Buildings in Wales (CADW)
- Managing Conservation Areas in Wales (CADW)

6. CONSULTATION RESPONSES

6.1 **Principal Heritage Officer:** The former Llanthwy Road Baptist Church (and attached Sunday School wing) was built 1912, to the designs of renowned architects Habershon and Fawckner. This large chapel, in Anglican Style, is prominently located upon a corner site within a principally residential area. The asset was afforded Grade II Listed protection "...as a chapel building of imposing design by a well known regional architectural partnership."

Whilst the accompanying HIA/S provides information upon the history of the asset, there is very little detail of the proposed works provided and no analysis of their impact upon significance. This is contrary to legislation and guidance.

Upon this basis, I would suggest that the LBC application be withdrawn (or simply refused) pending assessment undertaken by a suitably-qualified specialist which fulfils Cadw guidance on the heritage impact assessment process, as outlined within Cadw's Heritage Impact Assessment in Wales 2017. The abovementioned guidance states that:

"Your heritage impact assessment should take into account sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed."

The agent should note the *minimum* requirements at paragraph 7.1 and copied below:

- a description of your proposed work, including the design principles and concepts, and a schedule of works, with reference to any photographs, plans and drawings that support your consent application
- your reasoning for the proposed works, which explains what you intend to achieve and why

- the works are desirable or necessary*
- a brief description of the special architectural or historic interest of your listed building and an assessment of its significance, with particular emphasis on those aspects that will be affected by your proposals*
- an assessment of the impact of the proposed work on the special architectural or historic interest of your listed building and its significance, including potential benefits and any harm*
- a summary of your options and the reasons for your preferred approach.*

Please note this guidance is sourced from the statutory Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024, which also state that:

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.

With regard to the application submitted, the supplied HIA/S is regarded as insufficient to support extensive alterations to a Grade II Listed asset and has failed to clearly demonstrate that the Architectural and Historic Interest of the asset will not be unduly harmed because of the works proposed.

Notwithstanding the lack of justification outlined above, I have several specific comments regarding this proposal as it stands.

External Signage

As far as I can discern from the planning history for this Grade II Listed asset, a retrospective Advertisement Consent Application was made for the 'seals' to gables upon south and east elevations of the building under 12/0834. *"Individually fixed stainless steel lettering 200mm tall with 250mm clear between lines projecting max. 150mm from face of wall"* were also proposed to be attached to the east and south faces of the tower at this time.

The Heritage Officer recommended:

"The church seals can be seen in place, and in my opinion relate well to the building as a whole. Similarly, though the lettering has not yet been installed, their scale and location seem appropriate in the context of this large early 20th century church building. The works will require listed building consent, but the limited impact on the character of the building seems justified to retain it in ecclesiastical use, and as such I see no reason why such an application should not be granted subject to clearer details being submitted to show the precise construction of the proposed lettering."

I cannot see that an LBC application was ever made for these, though the seal roundel to the south elevation featured within elevation drawings submitted as part of LBC application 24/0715 and therefore could be deemed consented by virtue of this application.

From the information provided, I would conclude that, as proposed, the nameplate is over-

sized and visually intrusive, impacting negatively upon the arch and hood-moulding detail of the large south-eastern window (and therefore the aesthetic interest of the Grade II Listed asset).

Other Items

- Though locations are indicated on large scale drawings, no details of proposed external lighting – or their precise locations, meaning of fixing, or servicing routes (cables etc) - have been supplied. These details would be required upfront, to assess their potential impact upon special interest.
- Though locations are indicated on large scale drawings, no details of proposed CCTV cameras – or their precise locations, or servicing routes (cables etc) - have been supplied. These details would be required upfront, to assess their potential impact upon special interest.
- Though locations are indicated on large scale drawings, no details of proposed Air conditioning/heating units – or their precise locations internally and externally - have been supplied. These details would be required upfront, to assess their potential impact upon special interest.

6.2 **Ecology Officer:** As the building has already been re-roofed and the works are relatively minor in ecological terms, would not ask for a bat survey.

6.3 **Highways:** No objection

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 16.01.2026, Site Notice was put up on 23.01.2026.

7.1 NEIGHBOURS: 15no. neighbours were consulted. No representations were received.

7.2 COUNCILLORS: Cllr Evans, Cllr Fouweather and Cllr Drewett were consulted. The following comments were received from Cllr Fouweather:

There was in the past an issue with lighting which the council intervened and made the church turn them off as it was causing a problem to nearby properties.

Therefore if this application is to go ahead I would like restrictions placed on the lighting up of the building so that it does not intrude on the lives of residents

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located within a settlement boundary as defined by the proposals maps contained within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) accordingly no concern is raised in this regard.

8.1.2 The subject of the application site is a listed building, therefore the principle of the development falls, in part, to be established by the impact of the development upon the listed building which is expanded upon in a later section of this report.

8.2 Character and Appearance

8.2.1 In terms of the impact of the signage on the listed building, the proposed nameplate would be positioned immediately beneath an existing seal and above a large window on the south-eastern elevation. Its placement would obscure the arch and hood moulding detailing above the window, which is considered inappropriate. In addition, the signage is oversized and visually obtrusive. As proposed, the sign would represent an unsympathetic addition to the listed building, resulting in a significant level of harm to its historic significance and detracting from its character and appearance. Furthermore, the advertisement fails to preserve or enhance the character and appearance of the listed building, the setting of the nearby Stow Park Conservation Area, and the wider streetscene. The heritage statement has failed to provide any mitigation measures to overcome the harm.

8.2.2 In respect of the proposed CCTV, lighting and air conditioning/heating systems, insufficient

detail has been submitted to enable a full assessment of their impact on the listed building. It is noted that the Principal Heritage Officer has not provided any comments regarding the acceptability in principle of these installations on the listed building, however given the listed status of the building, it is not considered appropriate to secure these details by way of condition. The applicant has failed to demonstrate that the proposal would preserve the special architectural and historic interest of the heritage asset. The submitted Heritage Impact Assessment does not identify suitable mitigation to address any harm. The proposal therefore fails to comply with the Historic Environment (Wales) Act 2023, Planning Policy Wales, Technical Advice Note 24, and Policy SP9 of the Newport Local Development Plan 2011–2026 (adopted January 2015).

8.3 Residential Amenity

- 8.3.1 It is not considered that the proposed name plate would result in any adverse impact on neighbouring occupiers. However, concerns remain regarding the potential effects of the proposed lighting and CCTV installations on nearby residential properties, as submitted under applications 25/1105 and 25/1107. Insufficient information has been provided regarding the luminance levels of the lighting or the positioning and direction of the CCTV cameras. Consequently, the impact of these elements on residential amenity cannot be adequately assessed, and any potential harm arising from the proposals has not been appropriately mitigated.

8.4 Highways

- 8.4.1 The Local Highways Authority has been consulted on this application and raise no objection or concern to the proposed development. Accordingly it is concluded that there would be no unacceptable impact on highway/pedestrian safety as a result of the proposals, in accordance with policy GP4.

8.5 Biodiversity

- 8.5.1 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity.
- 8.5.2 In accordance with Chapter 6 of PPW 12 due regard has been given to the fact that the application should be accompanied by a Green Infrastructure Statement, however given the scale of the development proposed it is not considered proportionate to request one in this instance.
- 8.5.3 In this case no biodiversity enhancement or GI statement has been submitted to accompany the application. In accordance with section 6.4.12 of PPW 12 *“Where biodiversity enhancement proportionate to the scale and nature of the development is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise, it will be necessary to refuse permission”*. Whilst no biodiversity enhancement or GIS has been submitted, it is considered that there would be a possibility to achieve a suitable biodiversity enhancement without prejudicing the character and appearance of the Listed Building. In the event that the planning application were to be approved, a suitably worded condition would be considered circular compliant, and could be attached to the permission. However, given that the application is being refused, the lack of biodiversity scheme will form part of the reason for refusal.
- 8.5.4 The Councils Ecology Officer was consulted on the application and provided some comments in relation to the roof works. Due to the limited nature of the works, they have confirmed that a bat survey would not be required.

8.6 Other Matters

- 8.6.1 Representations were received from neighbouring occupiers raising concerns about the impact of the proposed lighting and CCTV on neighbouring amenity. These comments referenced both the Listed Building Consent application (25/1105) and the Advertisement Consent application (25/1107). However, given the scope and constraints of those applications, it was not considered appropriate to assess these matters under them. The

representations have therefore been considered as part of the current full application. The impact of the proposals on residential has been considered above and the Local Planning Authority is not satisfied that the application provides sufficient information to fully assess the effects of the proposals on neighbouring occupiers.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed nameplate would be prominent and visually obtrusive on the principal elevation of the Listed building. Limited detail has been submitted to assess the impact of the lighting, CCTV and air conditioning/heating systems. The Heritage Impact Assessment submitted has not identified any mitigation to address this harm. The proposals are contrary to the Historic Environment (Wales) Act 2023, Planning Policy Wales, Technical Advice Note 24, and Policy SP9 of the Newport Local Development Plan 2011–2026 (adopted January 2015).

11. DECISION

REFUSED

01 The proposed signage would be very prominent and visually obstructive upon the principal elevation of the building. As such it would result in harm to its special architectural and historic interest. The proposal therefore fails to satisfy the requirements of current legislation s96 of the 2023 Historic Environment Wales Act, national planning policy detailed in Planning Policy Wales and TAN 24, and Policy SP9 of The Newport Local Development Plan 2011-2026 (adopted in January 2015).

02 The application is insufficiently detailed regarding the significance, proposed works and the impact of said works upon The Former Llanthewy Road Baptist Church (and attached Sunday School wing), a Grade II Listed Building. As such, the applicant has failed to demonstrate that the development would not cause harm to its special architectural and historic interest. The proposal therefore fails to satisfy the requirements of current legislation s90(2) of the 2023 Historic Environment Wales Act, national planning policy detailed in Planning Policy Wales and TAN 24, and Policy SP9 of The Newport Local Development Plan 2011-2026 (adopted in January 2015).

03 The proposal does not include a Green Infrastructure Statement or an appropriate scheme for biodiversity net-benefit, contrary to Policy SP1 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015), Chapter 6 of Planning Policy Wales (Edition 12) and Policy 9 of Future Wales.

04 The proposed development has failed to demonstrate that the proposals would not have an unacceptable impact on residential amenity for future occupants, by way of illuminance levels and direction of the CCTV. The proposals is therefore contrary to policy GP2 of the Local Development for Newport, 2011-2026 (Adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: Elevations and Examples, Method Statement, Heritage Statement

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP6, CE7 and SP9 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.