

Boyer

Islamic Society for Wales

Planning & Heritage Statement

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1. INTRODUCTION

- 1.1 This Heritage Impact Statement has been prepared by Boyer Planning Ltd on behalf of the Islamic Society for Wales in support of an application for Listed Building Consent for the replacement of the existing external CCTV system at the Islamic Society for Wales, Victoria Road, Newport, NP20 4EQ.

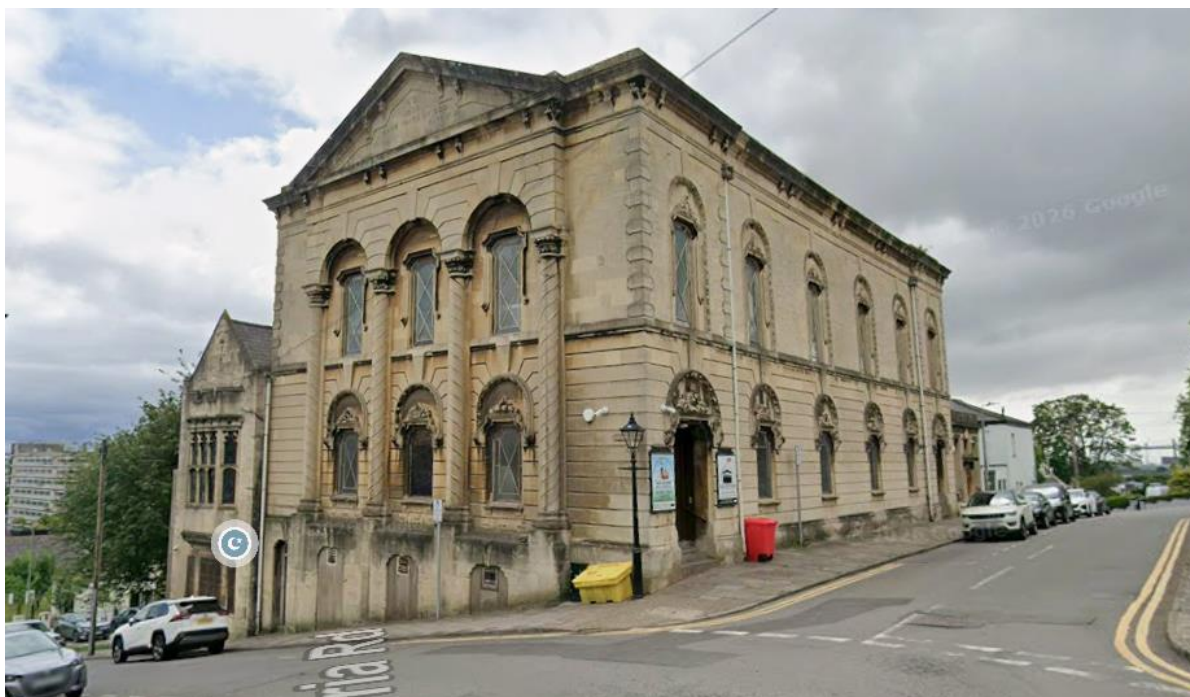


Figure 1.1 *The Islamic Society for Wales, Victoria Road, Newport*

- 1.2 The application site comprises the Islamic Society for Wales, a Grade II Listed former United Reformed Church located within the St Woolos Conservation Area. The proposed development seeks Listed Building Consent for the replacement of the existing external CCTV cameras with smaller, less visually prominent dome-style cameras, together with associated alarm boxes, in order to provide an appropriate level of security whilst preserving the building's special architectural and historic interest.
- 1.3 The proposals have been developed following the refusal of Listed Building Consent Application Ref. 24/0140 and subsequent pre-application discussions with Newport City Council under Pre-Application Enquiry Ref. P/26/0041. The revised scheme has been specifically designed to address the concerns previously raised by the Local Planning Authority through the adoption of smaller dome-style cameras, a sympathetic external colour finish, the reuse of all existing fixing holes and cable penetrations, and the preparation of a detailed CCTV Fixing Method Statement to ensure that the installation is undertaken with the minimum possible intervention into the historic fabric of the listed building.
- 1.4 The proposals represent a positive investment by the Islamic Society for Wales in the continued protection, management and long-term use of this important heritage asset. The provision of an effective CCTV system is necessary to address ongoing issues relating to anti-social behaviour, vandalism and unauthorised access affecting the building, whilst the

revised design ensures that the security measures are implemented in a manner that respects the significance of the listed building and preserves its architectural and historic interest.

- 1.5 This Heritage Impact Statement should be read alongside the accompanying Listed Building Consent application forms, existing and proposed drawings, CCTV Fixing Method Statement, colour specification, product information and all other supporting documentation submitted in support of the application. The Statement considers the significance of the listed building, the evolution of the revised proposals, and the likely impact of the development upon the heritage significance of the asset.

Statement Structure

- 1.6 This Statement provides an evaluation of the planning and heritage considerations associated with the proposed development and comprises:
- A description of the application site and surrounding context (Section 2);
 - An explanation of the proposed development (Section 3);
 - An overview of the planning history relating to the site (Section 4);
 - A review of relevant local and national planning policy (Section 5);
 - An appraisal of the key planning and design considerations associated with the proposals (Section 6);
 - An assessment of the heritage considerations and likely impacts on the listed building and its setting (Section 7); and
 - A conclusion (Section 8).

2. SITE AND SURROUNDING CONTEXT

- 2.1 The application site comprises the Islamic Society for Wales, located on Victoria Road, Newport, NP20 4EQ, within the administrative area of Newport City Council. The building occupies a prominent corner position at the junction of Victoria Road and Hill Street and forms a distinctive landmark within the surrounding townscape. The site comprises the Grade II listed building together with its associated curtilage, including areas of hardstanding, boundary treatments and access arrangements.
- 2.2 The building lies within the St Woolos Conservation Area and occupies a highly visible position within the public realm. Owing to its elevated architectural quality, scale and prominent siting, the building makes a significant positive contribution to both the character and appearance of the Conservation Area and the wider historic environment of Newport.
- 2.3 The building is currently occupied by the Islamic Society for Wales and continues to operate as a place of worship and community facility. In addition to its religious function, the building provides an important venue for community activities and serves a wide catchment across Newport and South Wales. Its continued occupation has ensured the long-term conservation and active use of an important historic building.

History and Description of the Listed Building

- 2.4 The application building is included on the Cadw List of Buildings of Special Architectural and Historic Interest as a Grade II Listed Building (List Entry No. 3048) in recognition of its special architectural and historic interest. The building was originally constructed as the United Reformed Church during the nineteenth century and represents one of Newport's finest surviving examples of Victorian Nonconformist ecclesiastical architecture.
- 2.5 The statutory listing describes the building as being of particular architectural significance owing to its striking classical composition incorporating distinctive Middle Eastern influences, reflecting the eclectic architectural style adopted for many prominent chapel buildings during the Victorian period. The building is constructed principally of finely dressed ashlar stone and is characterised by its impressive scale, richly detailed elevations and high-quality architectural detailing.
- 2.6 The significance of the building derives from both its architectural quality and its historic interest. Architecturally, the building is distinguished by its carefully proportioned elevations, finely detailed stonework, elaborate mouldings and decorative architectural features, all of which demonstrate a high standard of nineteenth-century craftsmanship. Its prominent corner location further enhances its architectural presence, allowing the principal elevations to be appreciated from a wide range of public viewpoints throughout the surrounding Conservation Area.
- 2.7 The building also possesses considerable historic significance arising from its original use as a place of worship and its continued role as an important community building within Newport. Since its conversion to the Islamic Society for Wales, the building has continued to fulfil an important communal function whilst preserving the architectural qualities for which it was designated. The sensitive adaptation of the former church has been recognised as an

exemplary example of the successful reuse of a historic place of worship, ensuring the long-term preservation of the building through continued occupation and investment.

- 2.8 The building's significance extends beyond its individual architectural merit through its contribution to the character and appearance of the St Woolos Conservation Area. Its prominent position, distinctive silhouette and high-quality stone elevations establish it as a landmark building within the local townscape, making an important contribution to local identity and the historic character of this part of Newport.

Historic Interest and Heritage Significance

- 2.9 The special interest of the listed building may be summarised under the following heritage values:
- Architectural Value derives from the exceptional quality of the building's nineteenth-century design, its finely dressed ashlar stone elevations, decorative architectural detailing and distinctive blend of classical architecture with Middle Eastern influences.
 - Historic Value arises from the building's original function as an important Nonconformist chapel together with its subsequent sensitive adaptation as the Islamic Society for Wales, demonstrating the continued evolution and sustainable use of a significant historic building.
 - Communal Value is reflected in the building's longstanding role as a place of worship and community focus. The building continues to provide an important religious, educational and cultural facility serving both the local community and the wider region.
 - Townscape Value derives from the building's landmark presence within the St Woolos Conservation Area, where its scale, architectural quality and prominent location make a significant positive contribution to the historic streetscape.
- 2.10 The proposed works relate solely to the replacement of the existing external CCTV cameras and associated alarm boxes. No alterations are proposed to the principal architectural form of the building, its historic stonework, windows, doors or other significant architectural features. Furthermore, the revised installation has been specifically designed to minimise any impact upon the significance of the listed building through the replacement of the existing cameras with smaller dome-style units, the application of a sympathetic RAL 1001 finish to all external equipment, and the reuse of all existing fixing holes and cable penetrations. Consequently, no additional drilling or intervention into the historic fabric of the building will be required.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks Listed Building Consent for the replacement of the existing external CCTV system at the Islamic Society for Wales, Victoria Road, Newport.
- 3.2 The proposal comprises the replacement of the existing external CCTV cameras with smaller dome-style units together with the retention of the existing alarm boxes. The proposals have been specifically designed to address the concerns raised during the determination of Listed Building Consent Application Ref. 24/0140 and have subsequently evolved following pre-application discussions with Newport City Council under Pre-Application Enquiry Ref. P/26/0041.
- 3.3 The principal objective of the revised scheme is to provide an appropriate level of security for the building whilst significantly reducing both the visual and physical impact of the existing CCTV installation on the special architectural and historic interest of the Grade II listed building.
- 3.4 The proposal therefore adopts a conservation-led approach, ensuring that the operational requirements of the Islamic Society for Wales can continue to be met whilst minimising intervention into the historic fabric.
- 3.5 The revised proposals have been carefully developed in response to the comments of Newport City Council's Principal Heritage Officer and reflect the matters agreed during the pre-application process. The revised scheme incorporates a number of significant amendments to the previous installation, including the replacement of the existing CCTV cameras with smaller dome-style units, the application of a sympathetic external colour finish to both the CCTV cameras and alarm boxes, and the complete reuse of all existing fixing holes and cable penetrations. As a consequence, the installation of the replacement CCTV system will not require any additional drilling into the historic fabric of the listed building.
- 3.6 The proposal is supported by a detailed CCTV Fixing Method Statement, which confirms that all replacement cameras will be installed using the existing fixing holes and cable entry points associated with the current installation. The methodology further confirms that all external fixings will comprise Grade A4 (316 marine grade) stainless steel fixings to provide a durable, corrosion-resistant installation appropriate for a historic building whilst avoiding any unnecessary intervention into the masonry.
- 3.7 The proposed external CCTV cameras and alarm boxes will be spray finished in RAL 1001 (Beige) using a matt or low-sheen coating. This finish has been selected to closely complement the natural colour of the existing ashlar stone elevations and thereby reduce the visual prominence of the equipment when viewed from the surrounding public realm.
- 3.8 The proposed development comprises the following works:
 - Replacement of the existing external CCTV cameras with smaller dome-style CCTV units;
 - Retention of the existing approved camera locations and alarm box positions;

- Reuse of all existing fixing holes and cable penetrations, with no new drilling into the listed building;
- Installation using Grade A4 (316 marine grade) stainless steel fixings;
- Application of a RAL 1001 (Beige) matt finish to all external CCTV camera casings and alarm boxes; and
- Installation in accordance with the accompanying CCTV Fixing Method Statement.

3.9 No alterations are proposed to the architectural form of the building, its stone elevations, windows, doors, roofscape or other significant historic fabric. Likewise, no changes are proposed to the internal layout of the building or to its existing use as a place of worship and community facility.

3.10 The proposals represent a substantial improvement over the existing CCTV installation and have been specifically designed to minimise both visual and physical impacts upon the listed building. Through the adoption of smaller and more discreet cameras, sympathetic colour treatment and the complete reuse of the existing fixing holes and cable penetrations, the revised scheme significantly reduces the impact of the CCTV installation whilst ensuring that the building continues to benefit from an appropriate and effective security system.

4. PLANNING HISTORY

- 4.1 The application site has been the subject of a limited number of planning and Listed Building Consent applications relating principally to the ongoing maintenance, repair and adaptation of the building to facilitate its continued use as the Islamic Society for Wales. The most relevant planning history is summarised in Table 4.1 below.

Application	Description	Decision & Date
24/0140	Retrospective Application for Listed Building Consent for New Signage Covering the Original United Reformed Church Signboards and New CCTV Installation	Refused 10 th April 2024
11/0982	Listed Building Consent for Repair and Remedial Work Together with Associated Internal Works	Approved 16 th December 2011
09/0431	Proposed Internal Alterations	Approved 18 th August 2009

- 4.2 The most significant planning history relates to Listed Building Consent Application 24/0140, which sought retrospective consent for the retention of external CCTV cameras and replacement signage. Whilst the Local Planning Authority accepted the need for appropriate security measures and raised no objection to the principle of installing external CCTV, Listed Building Consent was refused on the basis that the cameras, by reason of their size, design, location and method of installation, were considered to have caused physical harm to the listed building and to detract from its architectural and historic significance. The Decision Notice concluded that the cameras represented visually prominent modern additions which had caused unnecessary intervention into the historic fabric and were therefore contrary to Policies SP9 and CE5 of the Newport Local Development Plan and the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3 The accompanying Officer Report is particularly informative as it confirmed that the Council did not object to the principle of external CCTV on the listed building. Instead, the concerns related to the detailed design of the installation, including the size and visual prominence of the cameras, their contrasting white finish and the method by which they had been fixed to the building. The Conservation Officer specifically suggested that any future proposal should consider smaller and more discreet cameras, less visually prominent locations where practicable, sympathetic colour treatment and a fixing methodology that avoided unnecessary intervention into the historic stonework.
- 4.4 In response to the refusal, the applicant elected to engage proactively with Newport City Council before preparing a revised Listed Building Consent application. Accordingly, Pre-Application Enquiry Ref. P/26/0041 was submitted and registered on 15 May 2026 to obtain detailed advice regarding the design, appearance, siting and installation of a replacement CCTV system. The pre-application process enabled constructive discussions with Newport

City Council's Principal Heritage Officer and provided the opportunity to refine the proposals to directly address the concerns identified through the previous application.

- 4.5 The current proposal has evolved directly from that engagement and has been designed to reflect the advice received during the pre-application process. In particular, the revised scheme incorporates smaller dome-style CCTV cameras, the application of a sympathetic RAL 1001 (Beige) finish to both the CCTV cameras and alarm boxes, the retention of the agreed camera and alarm locations, the reuse of all existing fixing holes and cable penetrations, and the preparation of a detailed CCTV Fixing Method Statement confirming that no additional drilling into the listed building will be required. The application therefore represents a significant evolution of the previously refused scheme and demonstrates the applicant's commitment to addressing the concerns raised by Newport City Council whilst continuing to provide an appropriate level of security for this important heritage asset.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 For completeness, the proposal is considered within the context of Planning Policy Wales (Edition 12) and any relevant Technical Advice Notes (TANs).

Planning Policy Wales (Edition 12)

- 5.3 Planning Policy Wales (Edition 12, February 2024) establishes the Welsh Government's overarching planning policies for the conservation and enhancement of the historic environment. Chapter 6 recognises that the historic environment is a finite and irreplaceable resource which should be managed in a sustainable manner and safeguarded for the benefit of present and future generations.
- 5.4 Planning Policy Wales confirms that listed buildings are recognised as heritage assets of special architectural and historic interest and that proposals affecting such assets should be informed by a clear understanding of their significance. Development should seek to preserve or enhance that significance whilst allowing historic buildings to remain in viable and sustainable uses.
- 5.5 The policy also recognises that historic buildings often require sensitive adaptation in order to remain in active use. Such adaptations should minimise intervention into historic fabric, respect the significance of the asset and ensure that any alterations are proportionate to their intended purpose.
- 5.6 The proposed development has been designed in accordance with these principles through the replacement of the existing CCTV installation with smaller, less visually intrusive equipment whilst avoiding any additional intervention into the listed building through the complete reuse of all existing fixing holes and cable penetrations.

Technical Advice Note 24 – The Historic Environment

- 5.7 Technical Advice Note (TAN) 24 provides detailed guidance on the implementation of national planning policy relating to the historic environment.
- 5.8 The guidance confirms that the purpose of listed building legislation is not to prevent change but to manage change in a manner that safeguards the significance of designated heritage assets.
- 5.9 TAN 24 recognises that alterations to listed buildings should be based upon a thorough understanding of the building's significance and should seek to minimise intervention wherever practicable. Where change is necessary, proposals should demonstrate that the works preserve those elements which contribute to the building's special architectural and historic interest.
- 5.10 The revised CCTV proposal has been developed in accordance with these principles by retaining the existing camera locations, reusing all existing fixing holes and cable

penetrations and replacing the existing equipment with smaller and more discreet dome-style cameras.

Newport Local Development Plan (2011–2026)

- 5.11 The statutory Development Plan for the application site comprises the Newport Local Development Plan 2011–2026 (Adopted January 2015).
- 5.12 The policies of particular relevance to this application are Policies SP9, CE5 and CE7.
- 5.13 Policy SP9 (Conservation of the Built, Historic and Natural Environment) seeks to ensure that development protects and enhances Newport's built and historic environment and requires proposals affecting heritage assets to preserve their significance.
- 5.14 Policy CE5 (Conservation of the Historic Environment) seeks to preserve and enhance the character, appearance and significance of listed buildings, Conservation Areas and other heritage assets. Alterations affecting listed buildings are expected to preserve those features which contribute to their significance and should avoid unnecessary harm to historic fabric.
- 5.15 Policy CE7 (Conservation Areas) requires development within Conservation Areas to preserve or enhance their character and appearance through high-quality design that respects local distinctiveness.
- 5.16 The revised proposal has been specifically designed having regard to these policies. The replacement of the existing CCTV installation with smaller dome-style cameras, together with the application of a sympathetic RAL 1001 finish to both the cameras and alarm boxes, substantially reduces the visual prominence of the equipment when viewed within the St Woolos Conservation Area.
- 5.17 Furthermore, the complete reuse of all existing fixing holes and cable penetrations ensures that no additional drilling into the listed building is required, thereby avoiding any further intervention into the historic fabric and directly responding to the concerns identified during the previous Listed Building Consent application.
- 5.18 Accordingly, the proposal preserves both the significance of the Grade II listed building and the character and appearance of the St Woolos Conservation Area, consistent with the objectives of Policies SP9, CE5 and CE7 of the Newport Local Development Plan.

Pre-Application Engagement

- 5.19 The revised proposal has also been informed by pre-application discussions with Newport City Council under Pre-Application Enquiry Ref. P/26/0041. The scheme has evolved directly in response to the advice provided by the Council's Principal Heritage Officer, including the retention of the agreed camera locations, the use of smaller dome-style cameras, the application of a sympathetic RAL 1001 finish, the reuse of all existing fixing holes and cable penetrations, and the preparation of a detailed CCTV Fixing Method Statement. The current application therefore reflects a collaborative and conservation-led design process intended to address the reasons for refusal of Listed Building Consent Application Ref. 24/0140.

6. KEY CONSIDERATIONS

- 6.1 This section considers the principal planning and heritage considerations arising from the proposed development. It draws upon the significance of the Grade II listed building, the planning history of the site, the pre-application discussions undertaken with Newport City Council and the relevant national and local planning policy framework.
- 6.2 Having regard to the nature of the application and the advice received during the pre-application process, the principal considerations are considered to be:
- the principle of replacing the existing CCTV installation;
 - the operational need for external CCTV;
 - the design and visual impact of the revised installation;
 - the impact upon the historic fabric of the listed building;
 - the public benefits arising from the proposals; and
 - the overall effect of the proposals upon the significance of the Grade II listed building and the St Woolos Conservation Area.

Principle of Development

- 6.3 The principle of providing external CCTV at the Islamic Society for Wales has already been established through the determination of Listed Building Consent Application Ref. **24/0140**. Whilst that application was refused, the accompanying Officer Report did not object to the provision of external CCTV in principle. Rather, the concerns related to the detailed design of the cameras, their visual prominence and the manner in which they had been installed on the listed building.
- 6.4 The current application therefore does not seek to establish the acceptability of external CCTV as a matter of principle. Instead, it seeks Listed Building Consent for a significantly revised installation that has been specifically developed to address the concerns identified during the previous application and subsequent pre-application discussions.
- 6.5 The building continues to experience incidents of anti-social behaviour, vandalism and unauthorised access, creating an ongoing operational requirement for an effective CCTV system. The continued protection of the building, its users and its historic fabric represents a legitimate operational need that has been recognised throughout the evolution of the proposals.

Evolution of the Proposal

- 6.6 Following the refusal of Listed Building Consent Application Ref. **24/0140**, the applicant engaged proactively with Newport City Council through **Pre-Application Enquiry Ref.**

P/26/0041 to ensure that any revised proposals fully addressed the concerns previously identified.

6.7 The current proposal has evolved directly from those discussions and incorporates a number of significant improvements over the existing installation.

6.8 These include:

- replacement of the existing cameras with smaller dome-style CCTV units;
- retention of the agreed camera and alarm box locations;
- application of a sympathetic RAL 1001 (Beige) finish to both the CCTV cameras and alarm boxes;
- complete reuse of all existing fixing holes and cable penetrations; and
- installation using Grade A4 (316 marine grade) stainless steel fixings in accordance with the accompanying CCTV Fixing Method Statement.

6.9 Collectively, these amendments significantly reduce both the visual and physical impact of the CCTV installation whilst maintaining an effective level of surveillance appropriate to the operational needs of the building.

Design and Visual Impact

6.10 The revised CCTV installation has been designed to reduce its visual prominence when compared with the existing installation.

6.11 The proposed dome-style cameras are substantially smaller than the existing equipment and present a more compact profile against the building's ashlar stone elevations. Their reduced size enables them to sit more discreetly within the architectural composition of the building, reducing their visual prominence from surrounding public viewpoints.

6.12 Further reductions in visual impact are achieved through the application of a **RAL 1001 (Beige)** matt finish to both the CCTV cameras and alarm boxes. The selected colour closely reflects the tone of the natural stone façade and allows the equipment to blend more sympathetically with the historic elevations than the existing white camera casings.

6.13 The retention of the existing camera locations also avoids the introduction of additional equipment elsewhere on the building and ensures that the overall visual impact of the installation is limited to the replacement of the existing CCTV system with a significantly more discreet solution.

Impact on Historic Fabric

- 6.14 A key objective of the revised proposal has been to minimise intervention into the historic fabric of the listed building.
- 6.15 Unlike many replacement CCTV installations, the current proposal requires **no additional drilling into the building**. All replacement cameras will utilise the existing fixing holes and cable penetrations associated with the current installation, thereby avoiding any further loss of historic fabric.
- 6.16 The accompanying CCTV Fixing Method Statement confirms that all replacement cameras will be secured using Grade A4 (316 marine grade) stainless steel fixings installed within the existing fixing holes. Consequently, the proposal does not require any new penetrations into either the ashlar stonework or mortar joints.
- 6.17 This represents a significant improvement over the existing installation and directly responds to the concerns raised during the previous Listed Building Consent application.

Public Benefits

- 6.18 The revised proposal delivers a number of important public benefits.
- 6.19 Firstly, it secures the continued protection of an important Grade II listed building through the provision of an effective CCTV system designed to deter vandalism, anti-social behaviour and unauthorised access.
- 6.20 Secondly, the proposal supports the continued use of the Islamic Society for Wales as an important place of worship and community facility serving Newport and the wider region.
- 6.21 Thirdly, the revised installation demonstrates how modern security requirements can be accommodated within a listed building through sensitive design that minimises visual impact and avoids unnecessary intervention into historic fabric.
- 6.22 These benefits have been achieved through a proposal that has evolved directly from constructive engagement with Newport City Council and reflects the conservation-led approach promoted by Planning Policy Wales, TAN 24 and Cadw guidance.

Summary

- 6.23 The revised proposal represents a significant improvement over the existing CCTV installation in both design and execution.
- 6.24 Through the adoption of smaller dome-style cameras, sympathetic colour treatment, the complete reuse of all existing fixing holes and cable penetrations, and the preparation of a detailed CCTV Fixing Method Statement, the proposal has been specifically designed to minimise its impact upon the significance of the Grade II listed building.

- 6.25 The application therefore represents a carefully considered and proportionate response to the previous refusal and the subsequent pre-application discussions with Newport City Council. It provides the Islamic Society for Wales with an appropriate level of security whilst preserving the special architectural and historic interest of the listed building and maintaining the character and appearance of the St Woolos Conservation Area.

7. HERITAGE STATEMENT

Introduction

- 7.1 This section considers the proposed development from a heritage perspective and assesses the likely impact of the revised CCTV installation upon the significance of the Grade II listed Islamic Society for Wales and the character and appearance of the St Woolos Conservation Area.
- 7.2 The assessment has been informed by the following:
- the statutory listing description;
 - the significance of the Grade II listed building;
 - site inspection and photographic survey;
 - the planning history of the site;
 - the reasons for refusal of Listed Building Consent Application Ref. 24/0140;
 - pre-application discussions undertaken with Newport City Council under Pre-Application Enquiry Ref. P/26/0041;
 - the accompanying CCTV Fixing Method Statement;
 - the proposed colour specification;
 - the submitted drawings and supporting technical information; and
 - the legislative and policy framework outlined within this Statement.
- 7.3 The assessment has been undertaken having regard to the statutory duty contained within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 together with Planning Policy Wales (Edition 12), Technical Advice Note (TAN) 24, Cadw's Managing Change to Listed Buildings in Wales and Policies SP9, CE5 and CE7 of the Newport Local Development Plan.

Previous CCTV Installation

- 7.4 The previous CCTV installation formed the subject of Listed Building Consent Application Ref. 24/0140, which was refused by Newport City Council.
- 7.5 Whilst the Local Planning Authority accepted the operational need for CCTV, concerns were raised regarding the detailed design of the installation, specifically the size and appearance of the cameras, their visual prominence on the principal elevations and the method by which they had been fixed to the listed building.
- 7.6 The accompanying Officer Report concluded that the cameras were unnecessarily prominent modern additions which detracted from the architectural significance of the listed building and had resulted in unnecessary intervention into the historic fabric.

- 7.7 The current proposal has been developed specifically to address these concerns. It therefore represents an evolution of the previous scheme rather than a repetition of the previously refused installation.

Evolution of the Proposal

- 7.8 Following the refusal of Listed Building Consent, the applicant engaged positively with Newport City Council through Pre-Application Enquiry Ref. P/26/0041 to ensure that the revised proposal responded directly to the issues previously identified.
- 7.9 The revised proposal incorporates a number of significant amendments, including:
- replacement of the existing cameras with significantly smaller dome-style CCTV cameras;
 - retention of the agreed camera and alarm box locations;
 - application of a sympathetic RAL 1001 (Beige) matt finish to both the CCTV cameras and alarm boxes;
 - reuse of all existing fixing holes and cable penetrations; and
 - installation in accordance with the accompanying CCTV Fixing Method Statement using Grade A4 (316 marine grade) stainless steel fixings.
- 7.10 Collectively, these amendments substantially reduce both the visual and physical impact of the installation whilst maintaining an appropriate level of security for the building.

Impact on Historic Fabric

- 7.11 The principal concern arising from the previous Listed Building Consent related to unnecessary intervention into the historic fabric.
- 7.12 The revised proposal has been specifically designed to eliminate this concern.
- 7.13 All replacement CCTV cameras will utilise the existing fixing holes and cable penetrations associated with the current installation.
- 7.14 Consequently, no additional drilling into the listed building will be required.
- 7.15 There will be no new penetrations into either the ashlar stonework or mortar joints and no additional loss of historic fabric arising from the proposed installation.
- 7.16 The accompanying CCTV Fixing Method Statement confirms that the replacement cameras will be secured using Grade A4 (316 marine grade) stainless steel fixings installed within the existing fixing holes.
- 7.17 This approach represents the minimum level of intervention necessary to facilitate the replacement of the existing equipment and accords with the conservation principles of minimum intervention promoted by Cadw.
- 7.18 The proposal therefore results in no additional physical impact upon the historic fabric of the listed building beyond the replacement of the existing CCTV equipment.

Visual Impact

- 7.19 The revised proposal also delivers a substantial reduction in visual impact when compared with the existing CCTV installation.
- 7.20 The proposed dome-style cameras are significantly smaller than the existing equipment and present a considerably more discreet appearance when viewed against the principal elevations.
- 7.21 Further reductions in visual impact are achieved through the application of a RAL 1001 (Beige) matt finish to both the CCTV cameras and alarm boxes.
- 7.22 The selected colour closely reflects the tone of the surrounding ashlar stonework, allowing the equipment to blend sympathetically with the building rather than appearing as visually prominent modern additions.
- 7.23 The retention of the existing camera locations also avoids the need to introduce additional equipment elsewhere on the elevations.
- 7.24 Accordingly, the proposal significantly improves the appearance of the existing installation whilst maintaining the operational surveillance coverage required to protect the building.

Impact on the Significance of the Listed Building

- 7.25 The significance of the Grade II listed building derives principally from its architectural quality, finely detailed ashlar stone elevations, decorative stonework and landmark contribution to the St Woolos Conservation Area.
- 7.26 The revised proposal does not alter these characteristics.
- 7.27 No alterations are proposed to:
- the architectural composition of the elevations;
 - decorative stone detailing;
 - carved architectural features;
 - windows or doors;
 - roofscape;
 - structural fabric; or
 - the internal plan form of the building.
- 7.28 The proposal is therefore limited to the replacement of the existing CCTV installation with equipment that is both physically and visually less intrusive than that currently present.
- 7.29 Rather than diminishing the significance of the listed building, the proposal represents an enhancement over the existing situation by reducing the prominence of the security equipment whilst avoiding any further intervention into the historic fabric.

Impact on the St Woolos Conservation Area

- 7.30 The building occupies a prominent position within the St Woolos Conservation Area and makes an important contribution to its character and appearance.
- 7.31 Given the reduced size of the proposed cameras, their sympathetic colour treatment and the retention of the existing camera locations, the proposal will preserve the character and appearance of the Conservation Area.
- 7.32 The revised installation is considerably less visually prominent than the existing CCTV system and therefore represents an improvement in townscape terms.

Overall Heritage Conclusion

- 7.33 The revised proposal has been developed directly in response to the concerns raised during the previous Listed Building Consent application and has evolved through constructive engagement with Newport City Council under Pre-Application Enquiry Ref. P/26/0041.
- 7.34 The replacement of the existing CCTV installation with smaller dome-style cameras, the application of a sympathetic RAL 1001 finish, the reuse of all existing fixing holes and cable penetrations, and the use of Grade A4 stainless steel fixings collectively ensure that the proposal results in the minimum possible intervention into the historic fabric whilst substantially reducing the visual prominence of the installation.
- 7.35 Having regard to the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with Planning Policy Wales, TAN 24, Cadw guidance and Policies SP9, CE5 and CE7 of the Newport Local Development Plan, it is concluded that the proposed development preserves the special architectural and historic interest of the Grade II listed building and preserves the character and appearance of the St Woolos Conservation Area.
- 7.36 Accordingly, the proposal is considered fully compliant with the relevant legislative and policy framework and Listed Building Consent should therefore be granted.

8. CONCLUSION

- 8.1 The Islamic Society for Wales occupies a prominent Grade II listed former United Reformed Church which makes a significant contribution to the architectural and historic character of Newport and the St Woolos Conservation Area. The building derives its special interest from the quality of its nineteenth-century design, its finely detailed ashlar stone elevations, decorative architectural detailing and its continued role as an important place of worship and community facility.
- 8.2 The current application has been prepared following the refusal of Listed Building Consent Application Ref. 24/0140 and subsequent constructive engagement with Newport City Council through Pre-Application Enquiry Ref. P/26/0041. The revised proposal has evolved directly in response to the comments of the Council's Principal Heritage Officer and represents a significant improvement over the existing CCTV installation.
- 8.3 The proposal replaces the existing CCTV cameras with smaller dome-style units that are considerably less visually intrusive than the existing equipment. In addition, both the CCTV cameras and alarm boxes will be finished in RAL 1001 (Beige) using a matt coating, allowing them to blend sympathetically with the natural stone elevations and significantly reducing their visual prominence.
- 8.4 Importantly, the proposal has been specifically designed to minimise intervention into the historic fabric of the listed building. All replacement cameras will utilise the existing fixing holes and cable penetrations associated with the current installation, meaning that no additional drilling into the listed building will be required. The accompanying CCTV Fixing Method Statement further confirms that all external fixings will comprise Grade A4 (316 marine grade) stainless steel fixings, ensuring a durable and corrosion-resistant installation appropriate for a heritage asset.
- 8.5 The revised proposal therefore delivers a number of important heritage benefits when compared with the existing installation, including:
- a substantial reduction in the visual prominence of the CCTV system through the use of smaller dome-style cameras;
 - the application of a sympathetic colour finish that better reflects the appearance of the existing stone elevations;
 - the complete reuse of all existing fixing holes and cable penetrations, thereby avoiding any additional intervention into the historic fabric;
 - the use of high-quality stainless steel fixings to ensure the long-term durability of the installation; and
 - the adoption of a conservation-led fixing methodology prepared specifically for this Listed Building Consent application.

- 8.6 The proposal also delivers wider public benefits through the provision of an effective CCTV system that will assist in protecting an important Grade II listed building from vandalism, anti-social behaviour and unauthorised access, whilst supporting the continued operation of the Islamic Society for Wales as an important place of worship and community facility serving Newport and the wider region.
- 8.7 Having regard to the statutory duty contained within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with the objectives of Planning Policy Wales (Edition 12), Technical Advice Note (TAN) 24: The Historic Environment, Cadw's Managing Change to Listed Buildings in Wales, and Policies SP9, CE5 and CE7 of the Newport Local Development Plan, it is considered that the proposed works preserve the special architectural and historic interest of the Grade II listed building and preserve the character and appearance of the St Woolos Conservation Area.
- 8.8 The application demonstrates that the operational need for an effective CCTV system can be successfully balanced with the conservation of an important heritage asset through careful design, the minimisation of physical intervention and the adoption of recognised conservation principles. The proposal therefore represents an appropriate, proportionate and sympathetic solution that responds directly to the concerns identified through the previous Listed Building Consent application and the subsequent pre-application discussions with Newport City Council.
- 8.9 For these reasons, it is respectfully concluded that the proposed development complies with the relevant legislative framework, national planning policy, Cadw guidance and the Newport Local Development Plan. Accordingly, Listed Building Consent should be granted.

Boyer

