

Delegated Decision Report

Application No:	25/0198	Statutory Period Expires:	26th May 2025
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Site:	20 - 24 Clarence Place Newport South Wales NP19 0AE		
Proposal:	LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND REMODELLING		
Applicant:	Mirani		
Type:	Listed Building	Ward:	Victoria
Decision:	GRANTED WITH CONDITIONS SUBJECT TO CADW		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 20-24 Clarence Place is part of a Grade II listed terrace (20-34), located within the Victoria ward. The terrace was partially built in 1906 and consisted of shopfronts to each building. The four-storey red brick terrace is laid in English Bond with Bath stone dressings and has a parapet concealing a flat roof. It is constructed in a simple Edwardian Classical manner with each bay defined by Ionic pilasters and a tripartite arrangement of windows, overall creating a strong symmetrical appearance.

2.2 As listed within the relevant site history section of this letter, the building has undergone change of use and development over the years, through the addition of single storey and first floor rear extension

3. DESCRIPTION OF DEVELOPMENT

3.1 The Listed Building Consent sought relates to internal renovation and remodelling of 20-24 Clarence Place to facilitate its future use. The proposed works include;

Ground Floor

- Removal of rear window to laundry room together with lower section of masonry rendered wall to allow for the creation of a new fire escape door and rear access to the rear external amenity area specifically to refuse areas.
- Removal of rear doorway off sleep over accommodation area to allow for reconfiguration of this habitable space. Walling to be made good with masonry infill and render to match existing building.
- Removal of internal studwork partitions (installed in mid 2000's) to allow for internal space remodelling. New partition walling to suit the above.

First Floor

- Removal of internal partition cupboards (installed in mid 2000's)
- Removal of contemporary window to light well and formation of two separate windows appropriate to general fabric and new internal layout.
- New partition walling to suit the above.

Second Floor

- Removal of internal partition cupboards (installed in mid 2000's)
- Removal of contemporary window to lightwell and formation of two separate windows appropriate to general fabric and new internal layout.
- Removal of internal studwork partitions (installed in mid 2000's) to allow for internal space remodelling. New partition walling to suit the above

Third Floor

- Removal of internal partition cupboards (installed in mid 2000's)

4. RELEVANT SITE HISTORY

1/7786	CONVERSION AND ALTERATION OF PROPERTIES TO PROVIDE 21NO. SELF CONTAINED FLATS AT NOS 20, 22, 23, 24, 30, 32 & 34 CLARENCE PLACE	GRANTED
1/8786	CONVERSION OF PROPERTIES INTO 6 BEDSITS, 16 FLATS, WARDENS AND DEPUTY WARDENS FLATS FOR OCCUPATION BY SINGLE HOMELESS PERSONS AT 20-24 AND 30-34 CLARENCE PLACE	GRANTED
04/1665	LBC FOR REFURBISHMENT OF BUILDING INCLUDING INTERNAL AND EXTERNAL ALTERATIONS	GRANTED
04/1666	REFURBISHMENT OF BUILDING INCLUDING INTERNAL AND EXTERNAL ALTERATIONS	GRANTED
05/1150	LBC FOR ERECTION OF FIRST FLOOR EXTENSION	GRANTED WITH CONDITIONS
05/1151	ERECTION OF FIRST FLOOR REAR EXTENSION FOR RESIDENTIAL USE	GRANTED WITH CONDITIONS
07/0886	ERECTION OF SINGLE STOREY REAR EXTENSION	INVALID
10/0046	ERECTION OF A SINGLE STOREY REAR EXTENSION	GRANTED WITH CONDITIONS
10/0239	LBC FOR ERECTION OF SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS	GRANTED WITH CONDITIONS
10/0656	PARTIAL DISCHARGE OF CONDITION 01 (DETAILS) OF LBC 10/0239 FOR ERECTION OF SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS	APPROVED

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 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP9 – Conservation of the Natural, Historic and Built Environment;
Policy SP18 – Urban Regeneration;
Policy GP6 – Quality of Design.

5.4 HISTORIC ENVIRONMENT ACT (WALES) 2023

5.5 TECHNICAL ADVICE NOTE (TAN) 24: HISTORIC ENVIRONMENT

5.6 FUTURE WALES

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. ecological enhancements are proposed as part of the development but are subject to condition. As such the proposal is currently compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

6. CONSULTATION RESPONSES

6.1 Principal Heritage Officer: Overall, I would consider the proposals to preserve the historic and architectural interest of the listed building and would support the application with the following conditions:

Prior to the removal of any existing windows, further details and cross sections of new windows and doors, shown at a scale of at least 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023.

Prior to the blocking up of the rear door, a method statement from the appointed contractor for the proposed works with details of finishes, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with section 96 of the Historic Environment (Wales) Act 2023.

6.2 Amenities Society: No response.

6.3 Royal Commission for Ancient Monuments: No response.

6.4 Ecology: No response.

7. PUBLIC REPRESENTATIONS

A Site Notice was put up on 4th April 2025 and Press Notice dated 19th April 2025. No responses have been received.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 As the property is a listed building, a primary consideration of this application is the heritage impact which is discussed further on in this report. Any works to a listed building should preserve the historic character and appearance, in line with CADW's conservation principles and the Historic Environment (Wales) Act 2023.
- 8.1.2 Policy SP9 Conservation of the Natural, Historic and Built Environment protects habitats and species as well as Newport's listed buildings, conservation areas, historic parks and gardens, scheduled ancient monuments, archaeologically sensitive areas and landscape designated as being of outstanding historic interest.
- 8.2 **Heritage:**
- 8.2.1 The building has been vacant for several years, however previously a lot of the historic fabric has been stripped.
- 8.2.2 The majority of the internals are modern, with a lot of historic fabric being stripped several years ago. The proposals mostly relate to existing stud walls and retain the majority of historic fabric that is left in the building. Plan form alterations are minor and would make the existing spaces more viable for the intended residential use. Some simple external alterations are being proposed, including the replacement of a large metal window within the extension of No.22 (central unit) with two new windows, dropping the rear window's sill (at No.24) and installation of a door, and the blocking up of the rear door within No.20.
- 8.2.3 The Council Principal Heritage Officer has reviewed the application proposal and has advised that in principle the alterations are acceptable, subject to the submission of additional details. It is advised that the existing fenestration is modern and the elevations can be enhanced with appropriately designed units.
- 8.2.4 Overall, it is considered that the proposal would preserve the historic and architectural interest of the Listed Building and would comply with Policy SP9 of the NLDP 2011-2026 (adopted January 2015).

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 Subject to the conditional regime proposed, it is considered that the application complies with Policy SP9 of the NLDP 2011-2026 (adopted January 2015).
- 10.2 It is recommended that the application is granted with conditions, subject to referral to CADW.

11. DECISION

GRANTED WITH CONDITIONS SUBJECT TO CADW

Approved Plans and Documents

01 The development shall be implemented in accordance with the following plans and documents: 2321-A108 proposed GA Elevations; 2321-A100B proposed G.F plan; 2321-A101B proposed F.F plan; 2321-A102B proposed S.F plan; 2321-A103B proposed T.F plan; Heritage Impact Assessment.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Window and Door Cross Sections

02 Prior to the removal of any existing windows, further details and cross sections of new windows and doors, shown at a scale of at least 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

Method Statement for Blocking up of Rear Door

03 Prior to the blocking up of the rear door, a method statement from the appointed contractor for the proposed works with details of finishes, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

Joinery Details

04 Prior to the commencement of works, further details of all new internal joinery, including doors, architraves, skirtings and cornicing, shall be submitted and agreed to in writing by the Local Planning Authority. The works shall then take place in accordance with the approved details.

Reason: To preserve the historic and architectural interest of the listed building in accordance with Policy SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2105) and Section 96 of the Historic Environment (Wales) Act 2023.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Location Plan; 2321-A040A existing G.F plan; 2321-A041B existing F.F plan; 2321-A042B existing S.F plan; 2321-A043B existing T.F. plan

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP9 was 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.