

# Delegated Decision Report

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|------------------------|----------------|----------------------------------|----------------------|
| <b>Application No:</b> | <b>25/0199</b> | <b>Statutory Period Expires:</b> | <b>26th May 2025</b> |
|------------------------|----------------|----------------------------------|----------------------|

|                   |                                                                                               |              |                 |
|-------------------|-----------------------------------------------------------------------------------------------|--------------|-----------------|
| <b>Site:</b>      | <b><i>Land And Buildings Encompassing 30 To 34 Clarence Place<br/>Newport South Wales</i></b> |              |                 |
| <b>Proposal:</b>  | <b><i>LISTED BUILDING CONSENT FOR INTERNAL RENOVATIONS AND<br/>REMODELLING</i></b>            |              |                 |
| <b>Applicant:</b> | <b><i>Mirani</i></b>                                                                          |              |                 |
| <b>Type:</b>      | <b>Listed Building</b>                                                                        | <b>Ward:</b> | <b>Victoria</b> |
| <b>Decision:</b>  | <b>GRANTED WITH CONDITIONS SUBJECT TO CADW</b>                                                |              |                 |

## 1. BACKGROUND

- 1.1 None.

## 2. SITE LOCATION AND CONTEXT

- 2.1 30-34 Clarence Place forms part of the Grade II Listed group for Clarence Place, in the Victoria Ward.
- 2.2 The site comprises of 3no. mid terrace units with the principal elevations fronting Clarence Place, and consist of red brick with bath stone pilasters and window surrounds. Each individual property has three windows to each floor, the first floor being more ornate. The ground floor sees a modern shopfront. There are contemporary extensions to the rear which are irregular in design.

## 3. DESCRIPTION OF DEVELOPMENT

- 3.1 The Listed Building Consent sought relates to internal renovation and remodelling of 30-34 Clarence Place to facilitate its future use. The proposed works include;

### Ground Floor

- No works to building fabric.

### First Floor

- Removal of internal partition cupboards (installed in mid 2000's)
- Removal of internal studwork partitions (installed in mid 2000's) to allow for limited internal space remodelling. New partition wall to suit.

### Second Floor

- Removal of internal studwork partitions (installed in mid 2000's) to allow for limited internal space remodelling. New partition wall to suit.

### Third Floor

- No works to building fabric.

## 4. RELEVANT SITE HISTORY

| <b>App Number</b> | <b>Proposal</b>                                | <b>Decision</b> | <b>Decision Date</b> |
|-------------------|------------------------------------------------|-----------------|----------------------|
| 04/1740           | INTERNAL REMODELLING AND REFURBISHMENT         | GRANTED         | 11.03.2005           |
| 04/1741           | LBC FOR INTERNAL REMODELLING AND REFURBISHMENT | GRANTED         | 16.05.2005           |

## 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: I visited the property prior to the application submission, and it is clear the majority of the internals are modern, with a lot of historic fabric being stripped

several years ago. The works within this application do not include any external alterations. If these are required at a later date, a separate application should be submitted.

Looking over the proposals, it is clear that removal would be kept to existing stud walls and the historic plan form and fabric would be retained. Proposed additional stud walls would have little impact on existing layout, nor would they impact historic fabric. New doors are proposed internally, and I would request a condition for all new joinery details to be provided prior to installation, which should also include details on any new skirting, picture rails and cornicing. Proposed kitchens and bathrooms would be in similar locations to existing and would reuse the existing service runs.

Overall, I have no objections to the proposals for 30-34 Clarence Place and would deem the application acceptable subject to the following condition:

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 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 4<sup>th</sup> April 2025 and Press Notice dated 19<sup>th</sup> 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. The works proposed do not include any external alterations and the internal works proposed would be kept to existing stud walls and the historic plan form will be retained.

8.2.2 Proposed additional stud walls are considered to have little impact on existing layout, nor would they impact historic fabric. The Principal Heritage Officer has confirmed the newly proposed internal doors will require use of a condition to include details for all new joinery details to be provided prior to installation, which should also include details on any new skirting, picture rails and cornicing. The proposed kitchens and bathrooms would be in similar locations to existing and would reuse the existing service runs.

8.2.3 Overall, the Principal Heritage Officer has offered no objection to the proposals, subject to the use of a condition to control final details of new internal joinery to include doors, skirtings and cornicing.

- 8.2.4 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-B104 proposed G.F plan; 2321-B105A proposed F.F plan; 2321-B106 proposed S.F Plans; 2321-B107 proposed T.F Plan

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

#### ***Pre- commencement conditions***

#### Joinery Details

02 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: 2321-101 location plan; 2321-B044A existing G.F plan; 2321-B045B existing F.F plan; 2321-B046B existing S.F. Plans; 2321-B047B existing T.F. Plan.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policy SP9 was relevant to the determination of this application.

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.